

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

509A/640 Swanston Street Carlton VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$295,000

&

\$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$373,500

Property type

Unit

Suburb

Carlton

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

309/94 Canning Street Carlton VIC 3053	\$388,000	02-Jun-21
409A/640 Swanston Street Carlton VIC 3053	\$310,000	16-Apr-21
704/1-19 Bouverie Street Carlton VIC 3053	\$370,000	30-Mar-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 13 July 2021

Team 477

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309/94 Canning Street Carlton VIC 3053 Sold Price **\$388,000** Sold Date **02-Jun-21**

1 1 1

Distance **0.98km**



409A/640 Swanston Street Carlton VIC 3053 Sold Price **\$310,000** Sold Date **16-Apr-21**

1 1 1

Distance **-**



704/1-19 Bouverie Street Carlton VIC 3053 Sold Price **\$370,000** Sold Date **30-Mar-21**

1 1 1

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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