

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

446/800 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

\$175,000

&

\$192,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Unit

Suburb

Carlton

Period-from

01 Nov 2023

to

31 Oct 2024

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

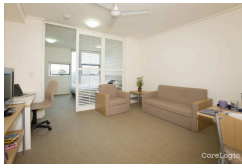
Date of sale

801/800 SWANSTON STREET CARLTON VIC 3053	\$200,000	27-Nov-23
713/800 SWANSTON STREET CARLTON VIC 3053	\$184,000	14-Nov-23
224/800 SWANSTON STREET CARLTON VIC 3053	\$180,000	13-May-24

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: 12 November 2024



**801/800 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

Sold Price **\$200,000** Sold Date **27-Nov-23**

Distance **0km**



**713/800 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

Sold Price **\$184,000** Sold Date **14-Nov-23**

Distance **0.02km**



**224/800 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

Sold Price **\$180,000** Sold Date **13-May-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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