

## 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

611D/604 Swanston Street, Carlton Vic 3053

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$380,000

**Median sale price**

Median price \$570,000

House

Unit

X

Suburb Carlton

Period - From 01/04/2017

to 30/06/2017

Source REIV

**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 six 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
1	201/1 Bouverie St CARLTON 3053	\$396,000	21/03/2017
2	1706/6 Leicester St CARLTON 3053	\$386,000	17/05/2017
3	404/1 Bouverie St CARLTON 3053	\$366,000	17/05/2017

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 six months.~~



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
 \$380,000  
**Median Unit Price**  
 June quarter 2017: \$570,000

## Comparable Properties



**201/1 Bouverie St CARLTON 3053 (VG)**

**Agent Comments**



**Price:** \$396,000  
**Method:** Sale  
**Date:** 21/03/2017  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)

**1706/6 Leicester St CARLTON 3053 (VG)**

**Agent Comments**



**Price:** \$386,000  
**Method:** Sale  
**Date:** 17/05/2017  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



**404/1 Bouverie St CARLTON 3053 (VG)**

**Agent Comments**



**Price:** \$366,000  
**Method:** Sale  
**Date:** 17/05/2017  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)