

#### 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	611D/604 Swanston Street, Carlton Vic 3053
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$380,000

#### Median sale price

Median price	\$570,000	Hou	se	Unit	х	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.

Ad	dress 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.

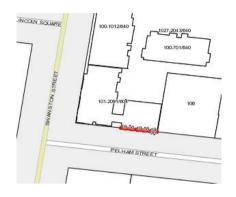
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**Indicative Selling Price** \$380,000 **Median Unit Price** June quarter 2017: \$570,000

## Comparable Properties



201/1 Bouverie St CARLTON 3053 (VG)

Price: \$396,000 Method: Sale Date: 21/03/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 

1706/6 Leicester St CARLTON 3053 (VG)

**-**







Price: \$386,000 Method: Sale Date: 17/05/2017 Rooms: -

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 



404/1 Bouverie St CARLTON 3053 (VG)

**--**1



Price: \$366,000 Method: Sale Date: 17/05/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 

**Account - VICPROP** 





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