

## 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

3106/555 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$300,000

&

\$320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$230,000

Property type

Unit

Suburb

Carlton

Period-from

01 Feb 2020

to

31 Jan 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

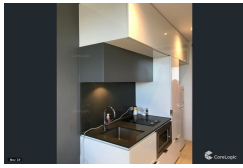
Date of sale

1203/555 Swanston Street Carlton VIC 3053	\$380,000	11-Oct-19
1209/555 Swanston Street Carlton VIC 3053	\$345,000	01-Oct-19
2406/555 Swanston Street Carlton VIC 3053	\$350,000	06-Apr-20

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: 23 February 2021



**1203/555 Swanston Street Carlton  
VIC 3053**

Sold Price

**\$380,000**

Sold Date

**11-Oct-19**

 1

 1

 -

Distance

-



**1209/555 Swanston Street Carlton  
VIC 3053**

Sold Price

**\$345,000**

Sold Date

**01-Oct-19**

 1

 1

 1

Distance

-



**2406/555 Swanston Street Carlton  
VIC 3053**

Sold Price

**\$350,000**

Sold Date

**06-Apr-20**

 1

 1

 -

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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