

## 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 602/518 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 \$399,500

#### Median sale price

Median price \$495,000

House

Unit

X

Suburb Carlton

Period - From 01/07/2017

to 30/06/2018

Source REIV

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

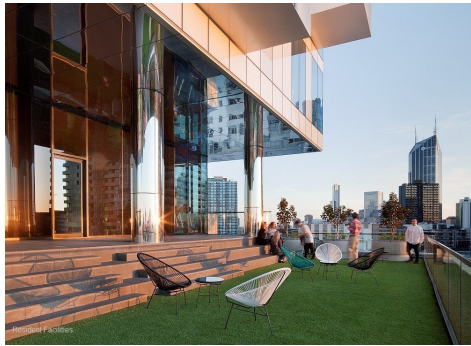
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	207/495 Rathdowne St CARLTON 3053	\$410,000	10/04/2018
2	303/145 Queensberry St CARLTON 3053	\$400,000	05/06/2018
3	202/518 Swanston St CARLTON 3053	\$390,000	06/07/2018

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.

602/518 Swanston Street, Carlton Vic 3053



1 1

**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**

\$399,500

**Median Unit Price**

Year ending June 2018: \$495,000

## Comparable Properties

207/495 Rathdowne St CARLTON 3053 (VG)

**Agent Comments**

1 -

**Price:** \$410,000  
**Method:** Sale  
**Date:** 10/04/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)

303/145 Queensberry St CARLTON 3053 (VG)

**Agent Comments**

1 -

**Price:** \$400,000  
**Method:** Sale  
**Date:** 05/06/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



202/518 Swanston St CARLTON 3053 (REI/VG)

**Agent Comments**

1 1 -

**Price:** \$390,000  
**Method:** Private Sale  
**Date:** 06/07/2018  
**Rooms:** 2  
**Property Type:** Apartment