

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

3013/555 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Single price

\$679,000

Median sale price

Median price

\$560,000

Property Type

Unit

Suburb

Carlton

Period - From

01/07/2021

to

30/06/2022

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	308/300 Young St FITZROY 3065	\$690,000	10/09/2022
2	211A/640 Swanston St CARLTON 3053	\$680,000	27/07/2022
3	104/475 Cardigan St CARLTON 3053	\$645,000	03/09/2022

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.~~

This Statement of Information was prepared on:

12/09/2022 09:47



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$679,000
Median Unit Price
Year ending June 2022: \$560,000

Comparable Properties



308/300 Young St FITZROY 3065 (REI)



Price: \$690,000
Method: Auction Sale
Date: 10/09/2022
Property Type: Apartment

Agent Comments

Modern block, similar accommodation, one less bathroom and car space.



211A/640 Swanston St CARLTON 3053 (REI/VG)



Price: \$680,000
Method: Sold Before Auction
Date: 27/07/2022
Property Type: Unit

Agent Comments

Modern block, similar accommodation, one less bathroom and car space.



104/475 Cardigan St CARLTON 3053 (REI)



Price: \$645,000
Method: Private Sale
Date: 03/09/2022
Property Type: Apartment

Agent Comments

Modern block, similar accommodation, one less car space.