

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 205/488 Swanston Street, Carlton, 3053

Indicative selling price

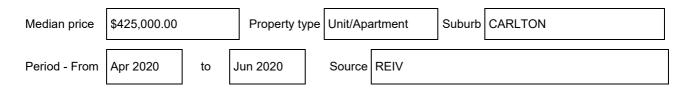
For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$235,000.00

or range between

&

Median sale price



Comparable property sales

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
806/488 Swanston St, CARLTON 3053	\$260,000.00	17/06/2020
3811/478 Swanston St CARLTON 3053	\$250,000.00	6/06/2020
12/24 Little Bourke St MELBOURNE 3000	\$225,000.00	1/06/2020

This Statement of Information was prepared on: Thursday 01st October 2020

