



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

Median price \$425,000.00 Property type Unit/Apartment Suburb CARLTON
Period - From Apr 2020 to Jun 2020 Source REIV

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