

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

721/528 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Range between \$215,000 & \$235,000

Median sale price

Median price \$471,000 Property Type Unit Suburb Carlton

Period - From 01/01/2023 to 31/03/2023 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	5410/570 Lygon St CARLTON 3053	\$225,000	15/04/2023
2	407/181 Abeckett St MELBOURNE 3000	\$223,000	29/03/2023
3	1411/339 Swanston St MELBOURNE 3000	\$215,000	30/04/2023

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:

09/05/2023 15:46



Property Type:
Agent Comments

Indicative Selling Price

\$215,000 - \$235,000

Median Unit Price

March quarter 2023: \$471,000

Comparable Properties



5410/570 Lygon St CARLTON 3053 (REI)

Agent Comments



Price: \$225,000

Method: Private Sale

Date: 15/04/2023

Property Type: Unit



407/181 Abeckett St MELBOURNE 3000 (REI)

Agent Comments



Price: \$223,000

Method: Private Sale

Date: 29/03/2023

Property Type: Apartment



1411/339 Swanston St MELBOURNE 3000 (REI)

Agent Comments



Price: \$215,000

Method: Private Sale

Date: 30/04/2023

Property Type: Apartment