

## 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

3805/488 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$180,000

&

\$190,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Carlton

Period-from

01 Sep 2020

to

08 Feb 2022

Source

Corelogic

### 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 6 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

3602/478 Swanston Street Carlton VIC 3053	\$204,500	27-Sep-21
4007/550 Lygon Street Carlton VIC 3053	\$180,000	28/01/2022
302/62-68 Hayward Lane Melbourne VIC 3000	\$200,000	29-Oct-21

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 6 months.~~

This Statement of Information was prepared on: 09 November 2021

Team 477

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**3602/478 Swanston Street Carlton  
VIC 3053**

Sold Price

<sup>RS</sup>

**\$204,500**

Sold Date

**27-Sep-21**

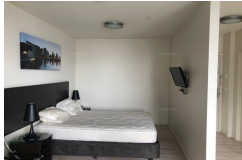
1

1

-

Distance

-



**1037/43 Therry Street Melbourne  
VIC 3000**

Sold Price

**\$200,000**

Sold Date

**19-Aug-21**

1

1

-

Distance

**0.32km**



**302/62-68 Hayward Lane  
Melbourne VIC 3000**

Sold Price

<sup>RS</sup>

**\$200,000**

Sold Date

**29-Oct-21**

1

1

1

Distance

**0.5km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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