

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

553/800 SWANSTON STREET CARLTON VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$160,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$342,500

Property type

Unit

Suburb

Carlton

Period-from

01 Oct 2023

to

30 Sep 2024

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

220/800 SWANSTON STREET CARLTON VIC 3053	\$170,000	15-Jul-24
402/800 SWANSTON STREET CARLTON VIC 3053	\$165,000	22-May-24
204/131 PELHAM STREET CARLTON VIC 3053	\$150,000	08-Jun-24

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: 21 October 2024

DYNAMIC

RESIDENTIAL

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**220/800 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

Sold Price **\$170,000** Sold Date **15-Jul-24**

Distance **0.02km**



**402/800 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

Sold Price **\$165,000** Sold Date **22-May-24**

Distance **0.02km**



**204/131 PELHAM STREET
CARLTON VIC 3053**

1 1 -

Sold Price **\$150,000** Sold Date **08-Jun-24**

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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