

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

802/555 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

\$625,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,800

Property type

Unit

Suburb

Carlton

Period-from

01 Jun 2021

to

31 May 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

5608/135 A'BECKETT STREET MELBOURNE VIC 3000	\$598,000	26-Oct-21
2402A/8 FRANKLIN STREET MELBOURNE VIC 3000	\$476,000	11-Aug-04
902/28-44 BOUVERIE STREET CARLTON VIC 3053	\$530,000	21-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: 06 June 2022



5608/135 A'BECKETT STREET MELBOURNE VIC 3000

2 2 1

Sold Price **\$598,000** Sold Date **26-Oct-21**

Distance -



2402A/8 FRANKLIN STREET MELBOURNE VIC 3000

2 2 1

Sold Price **\$476,000** Sold Date **11-Aug-04**

Distance -



902/28-44 BOUVERIE STREET CARLTON VIC 3053

2 2 1

Sold Price **\$530,000** Sold Date **21-Oct-21**

Distance **0.03km**



2502A/8 FRANKLIN STREET MELBOURNE VIC 3000

2 2 1

Sold Price **\$500,000** Sold Date **11-Oct-21**

Distance -



1204/33 MACKENZIE STREET MELBOURNE VIC 3000

2 2 1

Sold Price **\$522,500** Sold Date **25-Nov-21**

Distance -



2102/462 ELIZABETH STREET MELBOURNE VIC 3000

2 2 1

Sold Price **\$573,000** Sold Date **24-Nov-21**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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