

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

409A/640 Swanston Street, Carlton, Vic 3053

Indicative selling price

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

Single price \$360,000

Median sale price

Median price

\$388,000

Property type

Unit

Suburb

Carlton

Period - From

01/10/2024

to

31/12/2024

Source



PropTrack

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
214/29-35 O'Connell Street, North Melbourne, VIC 3051	\$340,000	17/10/2024
2603/380 Little Lonsdale Street, Melbourne, VIC 3000	\$330,000	13/09/2024
301/162 Rosslyn Street, West Melbourne, VIC 3003	\$340,000	06/12/2024

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: 16/01/2025