

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

202/668 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

or range
between

\$750,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

Suburb

Carlton

Period-from

01 Feb 2019

to

31 Jan 2020

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

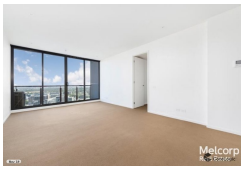
| | | |
|--|-----------|-----------|
| 3502/27 Therry Street Melbourne VIC 3000 | \$772,999 | 08-Aug-19 |
| 4201/27 Therry Street Melbourne VIC 3000 | \$810,000 | 10-Oct-19 |
| 39 Palmerston Street Carlton VIC 3053 | \$800,000 | 30-Oct-19 |

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: 10 February 2020

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3502/27 Therry Street Melbourne VIC 3000

 2  2  1

Sold Price

\$772,999

Sold Date **08-Aug-19**

Distance **0.74km**



4201/27 Therry Street Melbourne VIC 3000

 2  2  1

Sold Price

\$810,000

Sold Date **10-Oct-19**

Distance **0.74km**



39 Palmerston Street Carlton VIC 3053

 2  2  1

Sold Price

\$800,000

Sold Date **30-Oct-19**

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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