

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

277/800 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

or range
between

\$185,000

&

\$203,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Carlton

Period-from

01 May 2022

to

30 Apr 2023

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

224/800 SWANSTON STREET CARLTON VIC 3053	\$175,000	07-Oct-22
258/800 SWANSTON STREET CARLTON VIC 3053	\$195,000	05-Aug-22
433/746 SWANSTON STREET CARLTON VIC 3053	\$190,000	22-Jan-23

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: 30 May 2023



**224/800 SWANSTON STREET
CARLTON VIC 3053**

 1  1  1

Sold Price

\$175,000

Sold Date **07-Oct-22**

Distance

0km



**258/800 SWANSTON STREET
CARLTON VIC 3053**

 1  1  -

Sold Price

\$195,000

Sold Date **05-Aug-22**

Distance

0km



**433/746 SWANSTON STREET
CARLTON VIC 3053**

 1  1  1

Sold Price

\$190,000

Sold Date **22-Jan-23**

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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