

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

710/488 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

\$245,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,000

Property type

Unit

Suburb

Carlton

Period-from

01 Sep 2022

to

31 Aug 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

709/488 SWANSTON STREET CARLTON VIC 3053	\$260,000	15-Aug-23
368/488 SWANSTON STREET CARLTON VIC 3053	\$240,000	07-Mar-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: 07 September 2023

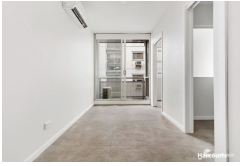


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**709/488 SWANSTON STREET
CARLTON VIC 3053**

2 1 1

Sold Price

^{RS} **\$260,000** Sold Date **15-Aug-23**

Distance **0km**



**368/488 SWANSTON STREET
CARLTON VIC 3053**

2 1 -

Sold Price

\$240,000 Sold Date **07-Mar-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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