

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

307/528 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Range between

\$225,000

&

\$235,000

Median sale price

Median price

\$457,500

House

Unit

X

Suburb

Carlton

Period - From

01/10/2018

to

31/12/2018

Source

REIV

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
1	908/528 Swanston St CARLTON 3053	\$235,000	04/11/2018
2	303/528 Swanston St CARLTON 3053	\$225,000	01/03/2019
3	604/528 Swanston St CARLTON 3053	\$220,000	02/02/2019

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.



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$225,000 - \$235,000

Median Unit Price

December quarter 2018: \$457,500

Comparable Properties



908/528 Swanston St CARLTON 3053 (REI/VG) **Agent Comments**

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Price: \$235,000
Method: Private Sale
Date: 04/11/2018
Rooms: 3
Property Type: Apartment
Land Size: 1070 sqm approx



303/528 Swanston St CARLTON 3053 (REI/VG) **Agent Comments**

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Price: \$225,000
Method: Private Sale
Date: 01/03/2019
Rooms: 3
Property Type: Apartment



604/528 Swanston St CARLTON 3053 (REI/VG) **Agent Comments**

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Price: \$220,000
Method: Private Sale
Date: 02/02/2019
Rooms: 2
Property Type: Apartment
Land Size: 1070 sqm approx