

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

105/466 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

\$250,000

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$424,000

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

965/488 SWANSTON STREET CARLTON VIC 3053	\$291,000	04-Jan-23
302/570 SWANSTON STREET CARLTON VIC 3053	\$249,000	28-Feb-23
968/488 SWANSTON STREET CARLTON VIC 3053	\$240,000	20-Feb-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: 03 May 2023



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**965/488 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

Sold Price **\$291,000** Sold Date **04-Jan-23**

Distance **0.05km**



**302/570 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

Sold Price **\$249,000** Sold Date **28-Feb-23**

Distance **0.3km**



**968/488 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

Sold Price **\$240,000** Sold Date **20-Feb-23**

Distance **0.05km**

RS = Recent sale UN = Undisclosed Sale

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