

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

808/488 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

or range
between

\$220,000

&

\$230,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Carlton

Period-from

01 Oct 2021

to

30 Sep 2022

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

672/488 SWANSTON STREET CARLTON VIC 3053	\$223,000	09-Jun-22
901/488 SWANSTON STREET CARLTON VIC 3053	\$220,000	30-Jul-22
710/339 SWANSTON STREET MELBOURNE VIC 3000	\$210,000	08-Jul-22

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: 05 October 2022

Team 477

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**672/488 SWANSTON STREET
CARLTON VIC 3053**

2 1 1

Sold Price

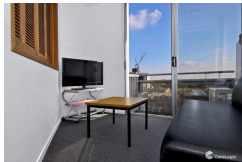
\$223,000

Sold Date

09-Jun-22

Distance

0km



**901/488 SWANSTON STREET
CARLTON VIC 3053**

2 1 1

Sold Price

\$220,000

Sold Date

30-Jul-22

Distance

0km



**710/339 SWANSTON STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

\$210,000

Sold Date

08-Jul-22

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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