

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

209/466 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

\$130,000

&

\$143,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$352,000

Property type

Unit

Suburb

Carlton

Period-from

01 Sep 2023

to

31 Aug 2024

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

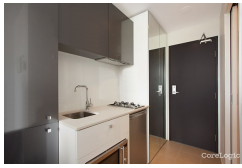
Date of sale

110/22 ORR STREET CARLTON VIC 3053	\$141,000	26-Jul-24
609/22 ORR STREET CARLTON VIC 3053	\$136,000	12-May-24
105/22 ORR STREET CARLTON VIC 3053	\$145,000	16-Jun-24

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 September 2024



110/22 ORR STREET CARLTON VIC 3053

Sold Price

\$141,000

Sold Date

26-Jul-24

 1  1  -

Distance

0.18km



609/22 ORR STREET CARLTON VIC 3053

Sold Price

\$136,000

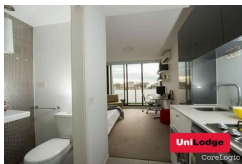
Sold Date

12-May-24

 1  1  -

Distance

0.18km



105/22 ORR STREET CARLTON VIC 3053

Sold Price

\$145,000

Sold Date

16-Jun-24

 1  1  -

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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