

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

542/746 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

\$189,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Unit

Suburb

Carlton

Period-from

01 Nov 2018

to

31 Oct 2019

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

309/740 Swanston Street Carlton VIC 3053	\$178,000	02-Sep-19
14/800 Swanston Street Carlton VIC 3053	\$188,000	20-Aug-19
21/800 Swanston Street Carlton VIC 3053	\$198,000	22-Jul-19

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: 29 November 2019



**309/740 Swanston Street Carlton
VIC 3053**

 1  1  -

Sold Price

\$178,000^{UN}

Sold Date

02-Sep-19

Distance

0.03km



**14/800 Swanston Street Carlton
VIC 3053**

 1  1  -

Sold Price

\$188,000

Sold Date

20-Aug-19

Distance

0.13km



**21/800 Swanston Street Carlton
VIC 3053**

 1  1  -

Sold Price

\$198,000

Sold Date

22-Jul-19

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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