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

508/518 SWANSTON STREET CARLTON VIC 3053

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	2 あいろうし ししし	&	\$380,000
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$399,000	Property type	Unit	Suburb	Carlton

31 Jan 2025

Comparable property sales (*Delete A or B below as applicable)

01 Feb 2024

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.

to

Address of comparable property	Price	Date of sale	
9/28 LITTLE CARDIGAN STREET CARLTON VIC 3053	\$482,500	26-Nov-24	
204/111 LEICESTER STREET CARLTON VIC 3053	\$414,000	08-Sep-24	
105A/640 SWANSTON STREET CARLTON VIC 3053	\$388,000	28-Oct-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.

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Source



Corelogic

consumer.vic.gov.au



Distance

0.34km

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9/28 LITTLE CARDIGAN STREET CARLTON VIC 3053 ■ 1 ि 1 ⇔ 1	Sold Price	\$482,500	Sold Date Distance	26-Nov-24 0.2km
204/111 LEICESTER STREET CARLTON VIC 3053 ☐ 1	Sold Price	\$414,000	Sold Date Distance	08-Sep-24 0.33km
105A/640 SWANSTON STREET CARLTON VIC 3053	Sold Price	\$388,000	Sold Date	28-Oct-24

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RS = Recent sale UN = Undisclosed Sale

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