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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