

## 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

467/800 SWANSTON STREET CARLTON VIC 3053

### Indicative selling price

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

Single Price

or range  
between

\$199,000

&

\$218,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$399,000

Property type

Unit

Suburb

Carlton

Period-from

01 Mar 2024

to

28 Feb 2025

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

156/800 SWANSTON STREET CARLTON VIC 3053	\$207,000	28-Sep-24
726/800 SWANSTON STREET CARLTON VIC 3053	\$195,000	06-Nov-24
224/800 SWANSTON STREET CARLTON VIC 3053	\$180,000	13-May-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: 04 March 2025



**156/800 SWANSTON STREET  
CARLTON VIC 3053**

1 1 -

Sold Price

<sup>RS</sup>

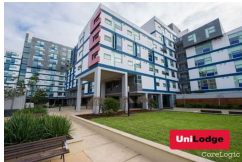
**\$207,000**

Sold Date

**28-Sep-24**

Distance

**0km**



**726/800 SWANSTON STREET  
CARLTON VIC 3053**

1 1 -

Sold Price

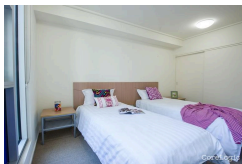
**\$195,000**

Sold Date

**06-Nov-24**

Distance

**0km**



**224/800 SWANSTON STREET  
CARLTON VIC 3053**

1 1 -

Sold Price

**\$180,000**

Sold Date

**13-May-24**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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