

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

334/746 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

\$145,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Carlton

Period-from

01 Feb 2022

to

31 Jan 2023

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

5/800 SWANSTON STREET CARLTON VIC 3053	\$140,000	20-Dec-22
203/800 SWANSTON STREET CARLTON VIC 3053	\$139,000	05-Jan-23
322/800 SWANSTON STREET CARLTON VIC 3053	\$150,000	18-Nov-22

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: 22 February 2023


**5/800 SWANSTON STREET
CARLTON VIC 3053**
 1  1  -

Sold Price

\$140,000

Sold Date **20-Dec-22**

Distance

0.13km

**203/800 SWANSTON STREET
CARLTON VIC 3053**
 1  1  1

Sold Price

\$139,000

Sold Date **05-Jan-23**

Distance

0.13km

**322/800 SWANSTON STREET
CARLTON VIC 3053**
 1  1  -

Sold Price

\$150,000

Sold Date **18-Nov-22**

Distance

0.13km
RS = Recent sale

UN = Undisclosed Sale

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