



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**607/488 Swanston Street,  
CARLTON 3053**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$240,000 - \$264,000**

### Median sale price

Median **Unit** for **CARLTON** for period **Nov 2017 - Oct 2018**

Sourced from **RP Data**.

**\$382,495**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**301/488 Swanston Street,**  
Carlton 3053

**Price \$243,000** Sold 06 June  
2018

**3602/487 Swanston Street,**  
Carlton 3053

**Price \$238,000** Sold 27 June  
2018

**403/488 Swanton Street,**  
Carlton 3053

**Price \$275,000** Sold 12  
September 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data.

### Melcorp Real Estate

477 Swanston Street,  
Melbourne VIC 3000

### Contact agents



**Jun Zeng**

03 9663 1117  
0433 503 233

[jun@melcorp.com.au](mailto:jun@melcorp.com.au)

Melcorp Real Estate