

303/950 Swanston Street, Carlton Vic 3053



2 Bed 1 Bath 1 Car
Rooms: 3
Property Type: Apartment
Indicative Selling Price
 \$580,000
Median House Price
 Year ending September 2022:
 \$510,000

Comparable Properties



1608/555 Swanston Street, Carlton 3053 (VG)

2 Bed 2 Bath 1 Car
Price: \$600,000
Method: Sale
Date: 12/08/2022
Property Type: Flat/Unit/Apartment (Res)
Agent Comments: Modern apartment in larger high rise complex



804/123 Pelham Street, Carlton 3053 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$588,000
Method: Private Sale
Date: 18/06/2022
Property Type: Apartment
Agent Comments: Compact apartment in high rise development



10/36 Drummond Street, Carlton 3053 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$569,000
Method: Private Sale
Date: 16/08/2022
Property Type: Unit
Agent Comments: Somewhat dated apartment in older complex

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

303/950 Swanston Street, Carlton Vic 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$580,000

Median sale price

Median price

\$510,000

Unit

x

Suburb

Carlton

Period - From

01/10/2021

to

30/09/2022

Source

REIV

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 most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|--|-----------|--------------|
| 1608/555 Swanston Street, CARLTON 3053 | \$600,000 | 12/08/2022 |
| 804/123 Pelham Street, CARLTON 3053 | \$588,000 | 28/06/2022 |
| 10/36 Drummond Street, CARLTON 3053 | \$569,000 | 16/08/2022 |

This Statement of Information was prepared on:

18/11/2022