

## 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

714/613 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

\$285,000

&

\$310,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$320,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jan 2023

to

31 Dec 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

305/28-44 BOUVERIE STREET CARLTON VIC 3053	\$290,000	20-Aug-23
108A/640 SWANSTON STREET CARLTON VIC 3053	\$300,000	12-Dec-23
601/613 SWANSTON STREET CARLTON VIC 3053	\$310,000	04-Oct-23

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: 24 January 2024



**305/28-44 BOUVERIE STREET  
CARLTON VIC 3053**

1 1 -

Sold Price **\$290,000** Sold Date **20-Aug-23**

Distance **0.22km**

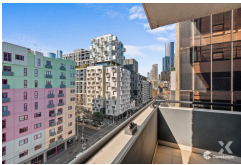


**108A/640 SWANSTON STREET  
CARLTON VIC 3053**

1 1 1

Sold Price <sup>RS</sup> **\$300,000** Sold Date **12-Dec-23**

Distance **0.27km**



**601/613 SWANSTON STREET  
CARLTON VIC 3053**

1 1 -

Sold Price **\$310,000** Sold Date **04-Oct-23**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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