

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 306A/640 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Single price \$329,500

Median sale price

Median price \$411,250

Property Type Unit

Suburb Carlton

Period - From 01/04/2023

to 31/03/2024

Source REIV

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 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
1	709/555 Swanston St CARLTON 3053	\$335,000	26/03/2024
2	Level 4, 403/518 Swanston St CARLTON 3053	\$325,000	16/03/2024
3	109A/640 Swanston St CARLTON 3053	\$300,000	31/01/2024

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 six months.~~

This Statement of Information was prepared on:

18/04/2024 11:15

306A/640 Swanston Street, Carlton Vic 3053



1 -

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$329,500

Median Unit Price
Year ending March 2024: \$411,250

Comparable Properties



709/555 Swanston St CARLTON 3053 (REI)

Agent Comments

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Price: \$335,000
Method: Private Sale
Date: 26/03/2024
Rooms: 3
Property Type: Apartment



Level 4, 403/518 Swanston St CARLTON 3053 (REI)

Agent Comments

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Price: \$325,000
Method: Auction Sale
Date: 16/03/2024
Property Type: Apartment



109A/640 Swanston St CARLTON 3053 (VG)

Agent Comments

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Price: \$300,000
Method: Sale
Date: 31/01/2024
Property Type: Flat/Unit/Apartment (Res)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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