

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 783/488 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Range between \$180,000 & \$190,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Carlton

Period - From 01/10/2024 to 31/12/2024 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	303/70 Queensberry St CARLTON 3053	\$190,000	24/01/2025
2	915/488 Swanston St CARLTON 3053	\$170,000	16/11/2024
3	533/746 Swanston St CARLTON 3053	\$185,000	10/08/2024

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: 05/02/2025 16:23



Property Type:
Agent Comments

Indicative Selling Price
\$180,000 - \$190,000
Median Unit Price
December quarter 2024: \$550,000

Comparable Properties



303/70 Queensberry St CARLTON 3053 (REI)

Agent Comments



Price: \$190,000
Method: Private Sale
Date: 24/01/2025
Property Type: Apartment



915/488 Swanston St CARLTON 3053 (REI)

Agent Comments



Price: \$170,000
Method: Private Sale
Date: 16/11/2024
Property Type: Apartment



533/746 Swanston St CARLTON 3053 (REI)

Agent Comments



Price: \$185,000
Method: Private Sale
Date: 10/08/2024
Property Type: Apartment

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