

## 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

825/800 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

\$190,000

&

\$209,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$320,000

Property type

Unit

Suburb

Carlton

Period-from

01 Feb 2023

to

31 Jan 2024

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

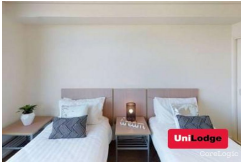
Date of sale

277/800 SWANSTON STREET CARLTON VIC 3053	\$198,000	28-Nov-23
530/800 SWANSTON STREET CARLTON VIC 3053	\$198,000	29-Nov-23
801/800 SWANSTON STREET CARLTON VIC 3053	\$200,000	27-Nov-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: 27 February 2024



**277/800 SWANSTON STREET  
CARLTON VIC 3053**

 1  1  -

Sold Price **\$198,000** Sold Date **28-Nov-23**

Distance **0km**



**530/800 SWANSTON STREET  
CARLTON VIC 3053**

 1  1  -

Sold Price Sold Date **29-Nov-23**

Distance **0km**



**801/800 SWANSTON STREET  
CARLTON VIC 3053**

 1  1  -

Sold Price **\$200,000** Sold Date **27-Nov-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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