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

611/528 Swanston Street, Carlton Vic 3053

Indicative selling price

Single price \$219,000

Median sale price

Median price	\$430,000	Pro	perty Type Unit	t		Suburb	Carlton
Period - From	01/07/2024	to	30/09/2024	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	3202/478 Swanston St CARLTON 3053	\$220,000	16/10/2024
2	3202/478 Swanston St CARLTON 3053	\$220,000	16/10/2024
3	156/800 Swanston St CARLTON 3053	\$207,000	28/09/2024

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:

29/10/2024 14:12



Dingle Partners





Property Type: Apartment Agent Comments Indicative Selling Price \$219,000 Median Unit Price September quarter 2024: \$430,000

Comparable Properties



3202/478 Swanston St CARLTON 3053 (REI)



Price: \$220,000 Method: Private Sale Date: 16/10/2024 Property Type: Apartment



3202/478 Swanston St CARLTON 3053 (REI)



Price: \$220,000 Method: Private Sale Date: 16/10/2024 Property Type: Apartment

156/800 Swanston St CARLTON 3053 (REI)

Agent Comments

Agent Comments

Agent Comments



Price: \$207,000 Method: Private Sale Date: 28/09/2024 Property Type: Apartment

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Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811





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