

# 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

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$219,000

### Median sale price

Median price

\$430,000

Property Type

Unit

Suburb

Carlton

Period - From

01/07/2024

to

30/09/2024

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	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



 1
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**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)**

Agent Comments

 1
  1
  -

**Price:** \$220,000

**Method:** Private Sale

**Date:** 16/10/2024

**Property Type:** Apartment



**3202/478 Swanston St CARLTON 3053 (REI)**

Agent Comments

 1
  1
  -

**Price:** \$220,000

**Method:** Private Sale

**Date:** 16/10/2024

**Property Type:** Apartment



**156/800 Swanston St CARLTON 3053 (REI)**

Agent Comments

 1
  1
  -

**Price:** \$207,000

**Method:** Private Sale

**Date:** 28/09/2024

**Property Type:** Apartment

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