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	16/540 Swanston Street, Carlton Vic 3053
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$580,000	&	\$630,000

Median sale price

Median price	\$471,000	Pro	perty Type	Unit		Suburb	Carlton
Period - From	01/01/2023	to	31/03/2023		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

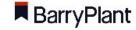
Address of comparable property		Price	Date of sale
1	36/438 Cardigan St CARLTON 3053	\$630,000	21/03/2023
2	304/82 Canning St CARLTON 3053	\$640,000	20/04/2023
3	25/540 Swanston St CARLTON 3053	\$602,500	23/01/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/05/2023 16:24









Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$580,000 - \$630,000 Median Unit Price March quarter 2023: \$471,000

Comparable Properties

36/438 Cardigan St CARLTON 3053 (REI)

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Price: \$630,000 **Method:**

Date: 21/03/2023

Property Type: Apartment

Agent Comments

304/82 Canning St CARLTON 3053 (REI)

-2

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Price: \$640,000 Method: Private Sale Date: 20/04/2023

Property Type: Apartment

Agent Comments

Agent Comments

25/540 Swanston St CARLTON 3053 (REI/VG)

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Price: \$602,500 Method: Private Sale Date: 23/01/2023 Property Type: Unit

Account - Barry Plant | P: 03 9803 0400



