

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

16/540 Swanston Street, Carlton Vic 3053

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

Property 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	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 comparable properties 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



 1  - 

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)

Agent Comments

 2  1 

Price: \$630,000

Method:

Date: 21/03/2023

Property Type: Apartment



304/82 Canning St CARLTON 3053 (REI)

Agent Comments

 2  2 

Price: \$640,000

Method: Private Sale

Date: 20/04/2023

Property Type: Apartment

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

Agent Comments

 2  - 

Price: \$602,500

Method: Private Sale

Date: 23/01/2023

Property Type: Unit