

## 311/668 Swanston Street, Carlton Vic 3053



**1 Bed 1 Bath 1 Car**  
**Property Type:** Strata Unit/Flat  
**Indicative Selling Price**  
 \$430,000 - \$450,000  
**Median House Price**  
 September quarter 2024:  
 \$430,000ss

## Comparable Properties



### 307/94 Canning Street, Carlton 3053 (REI/VG)

**1 Bed 1 Bath 1 Car**  
**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 21/10/2024  
**Property Type:** Unit  
**Agent Comments:** Newer building Comparable size and location Doesn't have large balcony Comparable property



### 1/355 Rathdowne Street, Carlton 3053 (REI/VG)

**1 Bed 1 Bath 1 Car**  
**Price:** \$445,000  
**Method:** Sold Before Auction  
**Date:** 04/10/2024  
**Property Type:** Apartment  
**Agent Comments:** Comparable size and location Doesn't have large balcony Comparable property



### 2309/60 Abeckett Street, Melbourne 3000 (REI/VG)

**1 Bed 1 Bath 1 Car**  
**Price:** \$440,000  
**Method:** Private Sale  
**Date:** 02/09/2024  
**Property Type:** Unit  
**Agent Comments:** Newer building Comparable size and location Doesn't have large balcony Comparable property

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

311/668 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)

Range between \$430,000 & \$450,000

#### Median sale price

Median price \$430,000 Unit x Suburb Carlton

Period - From 01/07/2024 to 30/09/2024 Source REIV

#### Comparable property sales

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
307/94 Canning Street, CARLTON 3053	\$430,000	21/10/2024
1/355 Rathdowne Street, CARLTON 3053	\$445,000	04/10/2024
2309/60 Abeckett Street, MELBOURNE 3000	\$440,000	02/09/2024

This Statement of Information was prepared on:

13/01/2025 14:19