

# 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

818/528 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

\$229,500

### Median sale price

Median price

\$438,750

Property Type

Unit

Suburb

Carlton

Period - From

01/10/2019

to

31/12/2019

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	203/11-17 Cohen PI MELBOURNE 3000	\$230,000	22/11/2019
2	1005/181 Abeckett St MELBOURNE 3000	\$221,000	23/03/2020
3	155/800 Swanston St CARLTON 3053	\$220,000	03/03/2020

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:

01/04/2020 11:44



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$229,500

**Median Unit Price**  
 December quarter 2019: \$438,750

## Comparable Properties

203/11-17 Cohen PI MELBOURNE 3000 (REI)    **Agent Comments**

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**Price:** \$230,000  
**Method:** Private Sale  
**Date:** 22/11/2019  
**Rooms:** 1  
**Property Type:** Apartment



1005/181 Abeckett St MELBOURNE 3000 (REI)    **Agent Comments**

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**Price:** \$221,000  
**Method:** Private Sale  
**Date:** 23/03/2020  
**Rooms:** 2  
**Property Type:** Unit



155/800 Swanston St CARLTON 3053 (REI)    **Agent Comments**

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**Price:** \$220,000  
**Method:** Private Sale  
**Date:** 03/03/2020  
**Rooms:** 2  
**Property Type:** Apartment