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

Single price \$229,500

Median sale price

Median price	\$438,750	Pro	perty Type Uni	t		Suburb	Carlton
Period - From	01/10/2019	to	31/12/2019	So	ource	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.

Ade	dress 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



Dingle Partners





Property Type: Apartment Agent Comments Indicative Selling Price \$229,500 Median Unit Price December quarter 2019: \$438,750

Comparable Properties



Agent Comments



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



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



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



155/800 Swanston St CARLTON 3053 (REI)

Agent Comments



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

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.