

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

2203/555 Swanston Street Carlton VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$349,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$377,500

Property type

Unit

Suburb

Carlton

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

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 6 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

1806/555 Swanston Street Carlton VIC 3053	\$312,000	12-Jul-19
706/555 Swanston Street Carlton VIC 3053	\$350,000	10-Jul-19
507/6 Leicester Street Carlton VIC 3053	\$335,000	18-Sep-19

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 6 months.~~

This Statement of Information was prepared on: 10 October 2019



**1806/555 Swanston Street Carlton
VIC 3053**

Sold Price

\$312,000

Sold Date

12-Jul-19

 1  1  -

Distance

-



**706/555 Swanston Street Carlton
VIC 3053**

Sold Price

\$350,000

Sold Date

10-Jul-19

 1  1  -

Distance

-



**507/6 Leicester Street Carlton VIC
3053**

Sold Price

^{RS} **\$335,000** ^{UN}

Sold Date

18-Sep-19

 1  1  -

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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