

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

133/746 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

or range
between

\$170,000

&

\$187,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,000

Property type

Unit

Suburb

Carlton

Period-from

01 Nov 2022

to

31 Oct 2023

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

231/800 SWANSTON STREET CARLTON VIC 3053	\$180,000	04-Sep-23
1010/800 SWANSTON STREET CARLTON VIC 3053	\$156,000	07-Aug-23
710/131 PELHAM STREET CARLTON VIC 3053	\$178,000	05-Apr-23

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: 03 November 2023



Sutton 1 Bedroom Yvonne's Apartment **RECENT SALE**

231/800 SWANSTON STREET CARLTON VIC 3053

1 1 -

Sold Price

\$180,000

Sold Date **04-Sep-23**

Distance

0.13km



1010/800 SWANSTON STREET CARLTON VIC 3053

1 1 -

Sold Price

\$156,000

Sold Date **07-Aug-23**

Distance

0.13km



710/131 PELHAM STREET CARLTON VIC 3053

1 1 -

Sold Price

\$178,000

Sold Date **05-Apr-23**

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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