

# 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

2205/555 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 \$300,000 & \$330,000

### Median sale price

Median price \$550,000 Property Type Unit Suburb Carlton

Period - From 01/10/2024 to 31/12/2024 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	3809/81 Abeckett St MELBOURNE 3000	\$340,000	01/11/2024
2	202/1 Bouverie St CARLTON 3053	\$320,000	25/10/2024
3	609/518 Swanston St CARLTON 3053	\$340,000	01/10/2024

**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:

28/01/2025 07:22



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**Property Type:** Apartment

**Agent Comments**

Built around 2015, size internal 40m2 + balcony 4m2 approximately.

Council Rate: \$850 per year & OC fee: \$2,670 per year

**Indicative Selling Price**

\$300,000 - \$330,000

**Median Unit Price**

December quarter 2024: \$550,000

## Comparable Properties



**3809/81 Abeckett St MELBOURNE 3000 (REI/VG)**

**Agent Comments**

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**Price:** \$340,000

**Method:** Private Sale

**Date:** 01/11/2024

**Property Type:** Apartment



**202/1 Bouverie St CARLTON 3053 (REI/VG)**

**Agent Comments**

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**Price:** \$320,000

**Method:** Private Sale

**Date:** 25/10/2024

**Property Type:** Apartment

**609/518 Swanston St CARLTON 3053 (REI/VG)**

**Agent Comments**

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**Price:** \$340,000

**Method:** Private Sale

**Date:** 01/10/2024

**Rooms:** 2

**Property Type:** Apartment

**Account - The One Real Estate (AU) | P: 03 7007 5707**



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