

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

213/800 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

\$175,000

&

\$192,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Unit

Suburb

Carlton

Period-from

01 Dec 2023

to

30 Nov 2024

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

224/800 SWANSTON STREET CARLTON VIC 3053	\$180,000	13-May-24
726/800 SWANSTON STREET CARLTON VIC 3053	\$195,000	06-Nov-24
825/800 SWANSTON STREET CARLTON VIC 3053	\$172,500	10-May-24

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: 11 December 2024



**224/800 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

Sold Price

\$180,000

Sold Date **13-May-24**

Distance

0km



**726/800 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

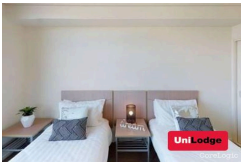
Sold Price

\$195,000

Sold Date **06-Nov-24**

Distance

0km



**825/800 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

Sold Price

\$172,500

Sold Date **10-May-24**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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