

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

351/ 800 Swanston Street, Carlton 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price

\$239,000

Median sale price

Median price

\$487,500

Property type

Unit

Suburb

Carlton

Period - From

12/12/2018

to

12/12/2019

Source

Propertydata.com.au

Comparable property sales

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 5409/ 750 Lygon Street, Carlton 3053	\$230,000	01/11/2019
2 422/ 800 Swanston Street, Carlton 3053	\$206,000	13/08/2019
3 317/ 528 Swanston Street, Carlton 3053	\$224,300	19/06/2019

This Statement of Information was prepared on: 12th December 2019