

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

463/800 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

\$145,000

&

\$155,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$394,500

Property type

Unit

Suburb

Carlton

Period-from

01 Jul 2022

to

30 Jun 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

5/800 SWANSTON STREET CARLTON VIC 3053	\$140,000	20-Dec-22
26/800 SWANSTON STREET CARLTON VIC 3053	\$130,000	22-Mar-23
118/800 SWANSTON STREET CARLTON VIC 3053	\$143,000	07-Jun-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: 13 July 2023


**5/800 SWANSTON STREET
CARLTON VIC 3053**

 1
  1
  -

Sold Price

\$140,000

Sold Date **20-Dec-22**

Distance

0km

**26/800 SWANSTON STREET
CARLTON VIC 3053**

 1
  1
  -

Sold Price

\$130,000

Sold Date **22-Mar-23**

Distance

0km

**118/800 SWANSTON STREET
CARLTON VIC 3053**

 1
  1
  -

Sold Price

\$143,000

Sold Date **07-Jun-23**

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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