### Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Address	415D/604 Swanston Street, Carlton Vic 3053
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$411,250	Pro	perty Type	Unit		Suburb	Carlton
Period - From	01/04/2023	to	31/03/2024		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

Add	dress of comparable property	Price	Date of sale
1	1704/200 Spencer St MELBOURNE 3000	\$410,000	10/04/2024
2	705/318 Little Lonsdale St MELBOURNE 3000	\$402,000	21/05/2024
3	205/150 Dudley St WEST MELBOURNE 3003	\$395,000	22/03/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/05/2024 17:04









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$385,000 - \$423,000 Median Unit Price Year ending March 2024: \$411,250

**Agent Comments** 

Agent Comments

Agent Comments

# Comparable Properties



1704/200 Spencer St MELBOURNE 3000 (REI)

1 - 1

Price: \$410,000 Method: Private Sale Date: 10/04/2024

Rooms: 3

Property Type: Apartment



705/318 Little Lonsdale St MELBOURNE 3000

(REI)

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Price: \$402,000 Method: Private Sale Date: 21/05/2024

Property Type: Apartment



205/150 Dudley St WEST MELBOURNE 3003

(REI)

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Price: \$395,000 Method: Private Sale Date: 22/03/2024

Property Type: Apartment

Account - Bow Residential | P: (03) 8672 2942





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