

# 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 415D/604 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 \$385,000 & \$423,000

### Median sale price

Median price \$411,250 Property 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            | 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 comparable properties 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



1   1   1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$385,000 - \$423,000

**Median Unit Price**

Year ending March 2024: \$411,250

## Comparable Properties



**1704/200 Spencer St MELBOURNE 3000 (REI)**   Agent Comments

1   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)**   Agent Comments

1   1   1

**Price:** \$402,000

**Method:** Private Sale

**Date:** 21/05/2024

**Property Type:** Apartment



**205/150 Dudley St WEST MELBOURNE 3003 (REI)**   Agent Comments

1   1   1

**Price:** \$395,000

**Method:** Private Sale

**Date:** 22/03/2024

**Property Type:** Apartment

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