

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

648/800 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

\$190,000

&

\$209,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$394,500

Property type

Unit

Suburb

Carlton

Period-from

01 Jun 2022

to

31 May 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

224/800 SWANSTON STREET CARLTON VIC 3053	\$175,000	07-Oct-22
433/746 SWANSTON STREET CARLTON VIC 3053	\$190,000	22-Jan-23
4307/550 LYGON STREET CARLTON VIC 3053	\$196,000	29-Sep-22

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: 22 June 2023



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

 1  1  1

Sold Price

\$175,000

Sold Date **07-Oct-22**

Distance

0km



**433/746 SWANSTON STREET
CARLTON VIC 3053**

 1  1  1

Sold Price

\$190,000

Sold Date **22-Jan-23**

Distance

0.13km



**4307/550 LYGON STREET
CARLTON VIC 3053**

 1  1  -

Sold Price

\$196,000

Sold Date **29-Sep-22**

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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