Dingle Partners

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

404/528 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Single price \$228,000

Median sale price

Median price	\$485,000	Hou	se	Unit	х	Suburb	Carlton
Period - From	01/07/2017	to	30/09/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	704/800 Swanston St CARLTON 3053	\$230,000	01/08/2017
2	520/528 Swanston St CARLTON 3053	\$221,000	10/08/2017
3	809/528 Swanston St CARLTON 3053	\$220,000	19/10/2017

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Rooms: 2 Property Type: Apartment Agent Comments Indicative Selling Price \$228,000 Median Unit Price September quarter 2017: \$485,000

Comparable Properties



704/800 Swanston St CARLTON 3053 (REI)



Price: \$230,000 Method: Private Sale Date: 01/08/2017 Rooms: 2 Property Type: Apartment



520/528 Swanston St CARLTON 3053 (REI)

Agent Comments

Agent Comments



Price: \$221,000 Method: Private Sale Date: 10/08/2017 Rooms: 2 Property Type: Apartment



809/528 Swanston St CARLTON 3053 (REI) Agent Comments



Price: \$220,000 Method: Private Sale Date: 19/10/2017 Rooms: -Property Type: Apartment

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