

## 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

366/488 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$135,000

&

\$140,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$360,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jan 2024

to

31 Dec 2024

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

521/488 SWANSTON STREET CARLTON VIC 3053	\$150,000	23-May-24
209/466 SWANSTON STREET CARLTON VIC 3053	\$148,888	10-Oct-24
108/9-13 EARL STREET CARLTON VIC 3053	\$134,000	13-Feb-24

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 January 2025

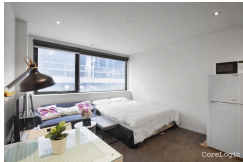


**521/488 SWANSTON STREET  
 CARLTON VIC 3053**

 1  1  -

Sold Price **\$150,000** Sold Date **23-May-24**

Distance **0km**



**209/466 SWANSTON STREET  
 CARLTON VIC 3053**

 1  1  -

Sold Price **\$148,888** Sold Date **10-Oct-24**

Distance **0.05km**



**108/9-13 EARL STREET CARLTON  
 VIC 3053**

 1  1  -

Sold Price **\$134,000** Sold Date **13-Feb-24**

Distance **0.18km**

RS = Recent sale      UN = Undisclosed Sale

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