# 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

202c/640 Swanston Street, Carlton Vic 3053

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$390,000	&	\$410,000				
Median sale price							
Median price	\$515,000 He	ouse Ui	nit X	Suburb Carlton			
Period - From	01/01/2018 to	31/12/2018	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.

Ado	dress of comparable property	Price	Date of sale
1	307/30 Wreckyn St NORTH MELBOURNE 3051	\$407,500	15/12/2018
2	409/525 Rathdowne St CARLTON 3053	\$405,000	16/01/2019
3	201/81 Cemetery Rd CARLTON 3053	\$392,000	06/02/2019

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.

#### Account - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962

propertydata

#### Generated: 12/03/2019 15:25

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.





Rooms: Property Type: Strata Unit/Flat Agent Comments Indicative Selling Price \$390,000 - \$410,000 Median Unit Price Year ending December 2018: \$515,000

# **Comparable Properties**



307/30 Wreckyn St NORTH MELBOURNE 3051 Agent Comments (REI/VG)



Price: \$407,500 Method: Auction Sale Date: 15/12/2018 Rooms: -Property Type: Apartment Land Size: 831 sqm approx



409/525 Rathdowne St CARLTON 3053 (REI)

**6** 1

Agent Comments



Method: Private Sale Date: 16/01/2019 Rooms: -Property Type: Apartment



201/81 Cemetery Rd CARLTON 3053 (REI/VG) Agent Comments



Price: \$392,000 Method: Private Sale Date: 06/02/2019 Rooms: -Property Type: Apartment

Account - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962

propertydata

#### Generated: 12/03/2019 15:25

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.

