

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

1712/555 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

\$510,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Carlton

Period-from

01 Mar 2022

to

28 Feb 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

308/68 LA TROBE STREET MELBOURNE VIC 3000	\$520,000	24-Nov-22
612/181 EXHIBITION STREET MELBOURNE VIC 3000	\$530,000	23-Nov-22
1914/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$540,000	18-Jun-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: 02 March 2023



**308/68 LA TROBE STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$520,000** Sold Date **24-Nov-22**

Distance **0.46km**



**612/181 EXHIBITION STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$530,000** Sold Date **23-Nov-22**

Distance **0.92km**



**1914/22-24 JANE BELL LANE
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$540,000** Sold Date **18-Jun-22**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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