

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

724/800 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$398,888

Property type

Unit

Suburb

Carlton

Period-from

01 Aug 2020

to

31 Jul 2021

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

434/800 Swanston Street Carlton VIC 3053	\$400,000	05-Dec-17
27/800 Swanston Street Carlton VIC 3053	\$350,000	15-Jul-19
286/800 Swanston Street Carlton VIC 3053	\$407,000	20-Dec-17

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 August 2021



**434/800 Swanston Street Carlton
VIC 3053**

 2  1  1

Sold Price

\$400,000

Sold Date

05-Dec-17

Distance

-



**27/800 Swanston Street Carlton
VIC 3053**

 2  1  1

Sold Price

\$350,000

Sold Date

15-Jul-19

Distance

-



**286/800 Swanston Street Carlton
VIC 3053**

 2  1  1

Sold Price

\$407,000

Sold Date

20-Dec-17

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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