

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

703/800 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

\$200,000

&

\$220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$399,000

Property type

Unit

Suburb

Carlton

Period-from

01 Feb 2024

to

31 Jan 2025

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

6/371-379 DRUMMOND STREET CARLTON VIC 3053	\$220,000	20-Dec-24
541/800 SWANSTON STREET CARLTON VIC 3053	\$240,000	28-Aug-24
156/800 SWANSTON STREET CARLTON VIC 3053	\$207,000	28-Sep-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: 11 February 2025



**6/371-379 DRUMMOND STREET
 CARLTON VIC 3053**

1 1 1

Sold Price ^{RS} **\$220,000** Sold Date **20-Dec-24**

Distance **0.32km**



**541/800 SWANSTON STREET
 CARLTON VIC 3053**

2 1 -

Sold Price **\$240,000** Sold Date **28-Aug-24**

Distance **0km**



**156/800 SWANSTON STREET
 CARLTON VIC 3053**

1 1 -

Sold Price ^{RS} **\$207,000** Sold Date **28-Sep-24**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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