

## 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

968/488 SWANSTON STREET CARLTON VIC 3053

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$230,000

&

\$250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Carlton

Period-from

01 Feb 2022

to

31 Jan 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 262/488 SWANSTON STREET CARLTON VIC 3053 | \$225,000 | 27-Sep-22 |
| 769/488 SWANSTON STREET CARLTON VIC 3053 | \$219,000 | 28-Nov-22 |
| 881/488 SWANSTON STREET CARLTON VIC 3053 | \$295,000 | 21-Sep-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 February 2023

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**262/488 SWANSTON STREET  
CARLTON VIC 3053**

2 1 -

Sold Price **\$225,000** Sold Date **27-Sep-22**

Distance **0km**



**769/488 SWANSTON STREET  
CARLTON VIC 3053**

2 1 -

Sold Price <sup>RS</sup> **\$219,000** Sold Date **28-Nov-22**

Distance **0km**



**881/488 SWANSTON STREET  
CARLTON VIC 3053**

2 1 -

Sold Price **\$295,000** Sold Date **21-Sep-22**

Distance **0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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