

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

441/746 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

\$145,000

&

\$158,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Unit

Suburb

Carlton

Period-from

01 Dec 2023

to

30 Nov 2024

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

133/746 SWANSTON STREET CARLTON VIC 3053	\$154,000	03-Jan-24
102/800 SWANSTON STREET CARLTON VIC 3053	\$145,000	29-Feb-24
127/800 SWANSTON STREET CARLTON VIC 3053	\$151,000	14-Dec-23

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: 04 December 2024



**133/746 SWANSTON STREET
CARLTON VIC 3053**

 1  1  -

Sold Price

\$154,000

Sold Date **03-Jan-24**

Distance **0.04km**



**102/800 SWANSTON STREET
CARLTON VIC 3053**

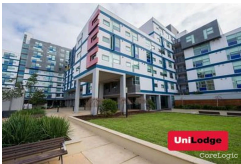
 1  1  1

Sold Price

\$145,000

Sold Date **29-Feb-24**

Distance **0.13km**



**127/800 SWANSTON STREET
CARLTON VIC 3053**

 1  1  -

Sold Price

\$151,000

Sold Date **14-Dec-23**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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