

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

322/800 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

\$145,000

&

\$158,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$474,999

Property type

Unit

Suburb

Carlton

Period-from

01 Oct 2021

to

30 Sep 2022

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

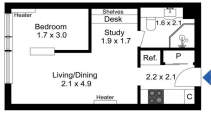
Date of sale

120/800 SWANSTON STREET CARLTON VIC 3053	\$140,000	25-Jul-22
130/800 SWANSTON STREET CARLTON VIC 3053	\$165,000	17-Dec-21
222/800 SWANSTON STREET CARLTON VIC 3053	\$146,000	12-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: 31 October 2022

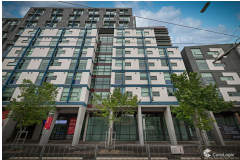


120/800 SWANSTON STREET CARLTON VIC 3053

Sold Price **\$140,000** Sold Date **25-Jul-22**

1 1 -

Distance **0km**

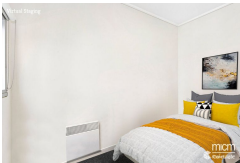


130/800 SWANSTON STREET CARLTON VIC 3053

Sold Price **\$165,000** Sold Date **17-Dec-21**

1 1 -

Distance **0km**



222/800 SWANSTON STREET CARLTON VIC 3053

Sold Price **\$146,000** Sold Date **12-Jun-22**

1 1 -

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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