

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

810A/640 Swanston Street, Carlton Vic 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$760,000 & \$810,000

Median sale price

Median price \$557,500 Property Type Unit Suburb Carlton

Period - From 01/10/2020 to 30/09/2021 Source REIV

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 six 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
1	502/353 Napier St FITZROY 3065	\$820,000	18/11/2021
2	406/353 Napier St FITZROY 3065	\$800,000	11/06/2021
3	903/325 Collins St MELBOURNE 3000	\$750,000	18/08/2021

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 six months.~~

This Statement of Information was prepared on:

24/11/2021 11:06

810A/640 Swanston Street, Carlton Vic 3053



2 1 2

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$760,000 - \$810,000

Median Unit Price

Year ending September 2021: \$557,500

Comparable Properties



502/353 Napier St FITZROY 3065 (REI)

Agent Comments

2 2 1

Price: \$820,000

Method: Auction Sale

Date: 18/11/2021

Property Type: Unit



406/353 Napier St FITZROY 3065 (REI/VG)

Agent Comments

2 2 1

Price: \$800,000

Method: Sold Before Auction

Date: 11/06/2021

Property Type: Apartment



903/325 Collins St MELBOURNE 3000 (REI)

Agent Comments

2 2 2

Price: \$750,000

Method: Private Sale

Date: 18/08/2021

Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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