

# 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 3401/478 SWANSTON STREET, CARLTON, VIC 3053

### Indicative selling price

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

Range between \$205,000 & \$225,000

### Median sale price

Median price \$400,000 Property type Unit Suburb CARLTON

Period -  
From 01 October 2018 to 30 September 2019 Source Price finder

### Comparable property sales

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
317/528 SWANSTON ST, CARLTON, VIC 3053	\$224,300	19/06/2019
181 ABECKETT ST, MELBOURNE, VIC 3004	\$222,000	16/07/2019
802/528 SWANSTON ST, CARLTON, VIC 3053	\$215,000	10/10/2019

This Statement of Information was prepared on: 09/12/2019