

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

105A/640 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$352,000

Property type

Unit

Suburb

Carlton

Period-from

01 Oct 2023

to

30 Sep 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

1205D/604-640 SWANSTON STREET CARLTON VIC 3053	\$385,000	11-Jun-24
2712/33 MACKENZIE STREET MELBOURNE VIC 3000	\$380,000	22-Jul-24
3208/31 A'BECKETT STREET MELBOURNE VIC 3000	\$350,000	19-Jun-24

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: 03 October 2024



1205D/604-640 SWANSTON STREET CARLTON VIC 3053

1 1 1

Sold Price **\$385,000** Sold Date **11-Jun-24**

Distance **0.05km**



2712/33 MACKENZIE STREET MELBOURNE VIC 3000

1 1 1

Sold Price ^{RS} **\$380,000** Sold Date **22-Jul-24**

Distance **0.72km**



3208/31 A'BECKETT STREET MELBOURNE VIC 3000

1 1 1

Sold Price **\$350,000** Sold Date **19-Jun-24**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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