

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

708/740 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

\$180,000

&

\$198,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$335,000

Property type

Unit

Suburb

Carlton

Period-from

01 Mar 2023

to

29 Feb 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

231/800 SWANSTON STREET CARLTON VIC 3053	\$180,000	04-Sep-23
277/800 SWANSTON STREET CARLTON VIC 3053	\$198,000	28-Nov-23
446/800 SWANSTON STREET CARLTON VIC 3053	\$188,000	08-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: 18 March 2024



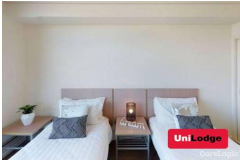
Sutton
2 Bedroom Yeshivah Apartment
43000000
Unit 201/202

**231/800 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

Sold Price **\$180,000** Sold Date **04-Sep-23**

Distance **0.14km**



**277/800 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

Sold Price **\$198,000** Sold Date **28-Nov-23**

Distance **0.14km**



**446/800 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

Sold Price ^{RS} **\$188,000** ^{UN} Sold Date **08-Dec-23**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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