

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

905/528 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

\$220,000

&

\$240,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$325,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jun 2019

to

31 May 2020

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

315/528 Swanston Street Carlton VIC 3053	\$230,000	09-Mar-20
616/528 Swanston Street Carlton VIC 3053	\$215,000	31-Jan-20
803/528 Swanston Street Carlton VIC 3053	\$223,000	20-May-20

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: 24 June 2020


**315/528 Swanston Street Carlton
VIC 3053**

1 1 -

Sold Price

\$230,000

Sold Date **09-Mar-20**

Distance **0.02km**

**616/528 Swanston Street Carlton
VIC 3053**

1 1 -

Sold Price

\$215,000

Sold Date **31-Jan-20**

Distance **0.02km**

**803/528 Swanston Street Carlton
VIC 3053**

1 1 -

Sold Price

^{RS} **\$223,000**

Sold Date **20-May-20**

Distance **0.02km**

**818/528 Swanston Street Carlton
VIC 3053**

1 1 -

Sold Price

\$220,000

Sold Date **08-May-20**

Distance **0.02km**

**709/518 Swanston Street Carlton
VIC 3053**

1 1 -

Sold Price

\$390,000

Sold Date **17-Jan-20**

Distance **0.06km**
RS = Recent sale

UN = Undisclosed Sale

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