

## 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

506B/640 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)

Single Price

or range  
between

\$590,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$337,500

Property type

Unit

Suburb

Carlton

Period-from

01 May 2023

to

30 Apr 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

1207/483 SWANSTON STREET MELBOURNE VIC 3000	\$610,000	18-Dec-23
3502/483 SWANSTON STREET MELBOURNE VIC 3000	\$600,000	26-Feb-24
12/121 RATHDOWNE STREET CARLTON VIC 3053	\$595,000	21-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: 06 May 2024



**1207/483 SWANSTON STREET  
MELBOURNE VIC 3000**

Sold Price **\$610,000** Sold Date **18-Dec-23**

2 1 1

Distance **0.62km**



**3502/483 SWANSTON STREET  
MELBOURNE VIC 3000**

Sold Price **\$600,000** Sold Date **26-Feb-24**

2 1 1

Distance **0.62km**



**12/121 RATHDOWNE STREET  
CARLTON VIC 3053**

Sold Price **\$595,000** Sold Date **21-Dec-23**

2 1 1

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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