

# 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 2607/555 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)

Single price \$570,000

### Median sale price

Median price \$412,500

Property Type Unit

Suburb Carlton

Period - From 01/04/2023

to 30/06/2023

Source REIV

### 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 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
1	2717/555 Swanston St CARLTON 3053	\$570,000	10/06/2023
2			
3			

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 six months.

This Statement of Information was prepared on:

25/09/2023 14:03



 2  2  1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$570,000  
**Median Unit Price**  
June quarter 2023: \$412,500

## Comparable Properties

2717/555 Swanston St CARLTON 3053 (VG)

**Agent Comments**

 2  -  -

**Price:** \$570,000  
**Method:** Sale  
**Date:** 10/06/2023  
**Property Type:** Flat/Unit/Apartment (Res)

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 six months.