

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

Range between

\$165,000

&

\$170,000

Median sale price

Median price

\$431,000

Property Type

Unit

Suburb

Carlton

Period - From

01/07/2023

to

30/06/2024

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	533/746 Swanston St CARLTON 3053	\$185,000	10/08/2024
2	211/50 Barry St CARLTON 3053	\$157,500	18/07/2024
3	1213/131 Pelham St CARLTON 3053	\$160,000	18/07/2024

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:

05/09/2024 16:19



Property Type:
Agent Comments

Indicative Selling Price
\$165,000 - \$170,000
Median Unit Price
Year ending June 2024: \$431,000

Comparable Properties



533/746 Swanston St CARLTON 3053 (REI)

Agent Comments



Price: \$185,000
Method: Private Sale
Date: 10/08/2024
Property Type: Apartment



211/50 Barry St CARLTON 3053 (REI)

Agent Comments



Price: \$157,500
Method: Private Sale
Date: 18/07/2024
Property Type: Apartment



1213/131 Pelham St CARLTON 3053 (REI)

Agent Comments



Price: \$160,000
Method: Private Sale
Date: 18/07/2024
Property Type: Apartment

Account - Gem Realty