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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$165,000		&		\$170,000			
Median sale pi	rice							
Median price	\$431,000	Pro	operty Type	Unit			Suburb	Carlton
Period - From	01/07/2023	to	30/06/2024		So	urce	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.

Ad	dress 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)



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

Agent Comments

Agent Comments



Price: \$157,500

211/50 Barry St CARLTON 3053 (REI)



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



property data

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