

## 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

619/528 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

\$200,000

&

\$220,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Carlton

Period-from

01 Nov 2020

to

31 Oct 2021

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 906/528 Swanston Street Carlton VIC 3053 | \$220,000 | 06-May-21 |
| 912/528 Swanston Street Carlton VIC 3053 | \$210,000 | 03-Feb-21 |
| 917/528 Swanston Street Carlton VIC 3053 | \$210,000 | 06-May-21 |

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: 09 November 2021



**906/528 Swanston Street Carlton  
VIC 3053**

Sold Price

**\$220,000**

Sold Date **06-May-21**

 1  1  -

Distance -



**912/528 Swanston Street Carlton  
VIC 3053**

Sold Price

**\$210,000**

Sold Date **03-Feb-21**

 1  1  -

Distance -



**917/528 Swanston Street Carlton  
VIC 3053**

Sold Price

Sold Date **06-May-21**

 1  1  -

Distance -

RS = Recent sale

UN = Undisclosed Sale

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