

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

661/488 Swanston Street Carlton VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$250,000

&

\$260,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Carlton

Period-from

01 Mar 2021

to

28 Feb 2022

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

3503/478 Swanston Street Carlton VIC 3053	\$255,000	06-May-21
106/488 Swanston Street Carlton VIC 3053	\$258,000	20-Oct-20
516/488 Swanston Street Carlton VIC 3053	\$330,000	03-Jul-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: 02 March 2022



**3503/478 Swanston Street Carlton
VIC 3053**

Sold Price

\$255,000

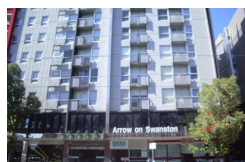
Sold Date

06-May-21

 2  -  1

Distance

-



**106/488 Swanston Street Carlton
VIC 3053**

Sold Price

\$258,000

Sold Date

20-Oct-20

 2  1  -

Distance

-



**516/488 Swanston Street Carlton
VIC 3053**

Sold Price

\$330,000

Sold Date

03-Jul-21

 2  1  -

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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