

G01N5/950 Swanston Street, Carlton Vic 3053



2 Bed 1 Bath 1 Car
Rooms: 1
Property Type: Apartment
Indicative Selling Price
 \$520,000
Median House Price
 Year ending March 2023: \$470,000

Comparable Properties



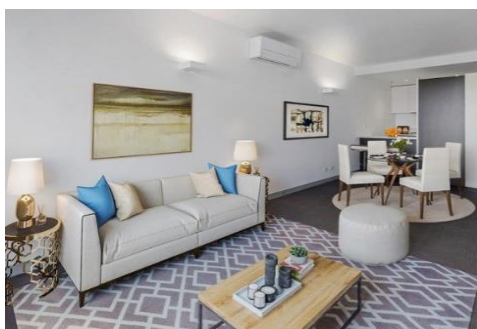
103/950 Swanston Street, Carlton 3053 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$540,000
Method: Private Sale
Date: 13/02/2023
Property Type: Apartment
Agent Comments: Same building, same accommodation, superior position



G3/545 Rathdowne Street, Carlton 3053 (VG)

2 Bed 1 Bath 1 Car
Price: \$530,000
Method: Sale
Date: 30/01/2023
Property Type: Flat/Unit/Apartment (Res)
Agent Comments: Superior location, inferior internal size and building



1006D/604 Swanston Street, Carlton 3053 (REI/VG)

2 Bed 1 Bath 1 Car
Price: \$500,000
Method: Private Sale
Date: 24/03/2023
Property Type: Apartment
Agent Comments: Same location, same accommodation, inferior condition

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

G01N5/950 Swanston Street, Carlton Vic 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$520,000

Median sale price

Median price

\$470,000

Unit

x

Suburb

Carlton

Period - From

01/04/2022

to

31/03/2023

Source

REIV

Comparable property sales

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
103/950 Swanston Street, CARLTON 3053	\$540,000	13/02/2023
G3/545 Rathdowne Street, CARLTON 3053	\$530,000	30/01/2023
1006D/604 Swanston Street, CARLTON 3053	\$500,000	24/03/2023

This Statement of Information was prepared on:

12/07/2023 10:04