

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

520/800 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

\$175,000

&

\$187,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$506,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jun 2021

to

31 May 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

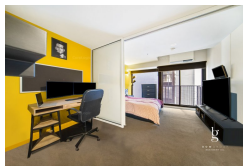
Date of sale

807/131 PELHAM STREET CARLTON VIC 3053	\$180,000	02-Dec-21
3205/590 LYGON STREET CARLTON VIC 3053	\$175,000	31-Jan-22
719/488 SWANSTON STREET CARLTON VIC 3053	\$170,000	19-Oct-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: 21 June 2022



**807/131 PELHAM STREET
 CARLTON VIC 3053**

1 1 -

Sold Price **\$180,000** Sold Date **02-Dec-21**

Distance **0.56km**

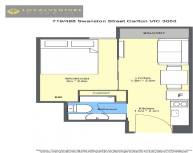


**3205/590 LYGON STREET
 CARLTON VIC 3053**

1 1 -

Sold Price **\$175,000** Sold Date **31-Jan-22**

Distance **0.64km**



**719/488 SWANSTON STREET
 CARLTON VIC 3053**

1 1 -

Sold Price **\$170,000** Sold Date **19-Oct-21**

Distance **0.87km**

RS = Recent sale UN = Undisclosed Sale

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