

# 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

913D/604 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)

Single price

\$498,000

### Median sale price

Median price

\$542,000

Property Type

Unit

Suburb

Carlton

Period - From

01/07/2021

to

30/09/2021

Source

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.

	Address of comparable property	Price	Date of sale
1	807D/604 Swanston St CARLTON 3053	\$493,000	28/05/2021
2			
3			

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:

20/11/2021 14:53

913D/604 Swanston Street, Carlton Vic 3053



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**Indicative Selling Price**  
\$498,000

**Median Unit Price**  
September quarter 2021: \$542,000



2   1   1

**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 57 sqm approx  
**Agent Comments**

## Comparable Properties

807D/604 Swanston St CARLTON 3053 (VG)

**Agent Comments**

2   -   -

**Price:** \$493,000  
**Method:** Sale  
**Date:** 28/05/2021  
**Property Type:** Flat/Unit/Apartment (Res)

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.

**Account** - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688



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