

## 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

3413/488 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)

Range between \$320,000

&

\$330,000

#### Median sale price

Median price \$465,000

House

Unit

X

Suburb Carlton

Period - From 01/01/2019

to

31/03/2019

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	1404/31 Abeckett St MELBOURNE 3000	\$350,000	26/03/2019
2	1805/243 Franklin St MELBOURNE 3000	\$340,000	25/02/2019
3	709/570 Swanston St CARLTON 3053	\$338,000	27/03/2019

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.~~

3413/488 Swanston Street, Carlton Vic 3053



**Rooms:**  
**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$320,000 - \$330,000  
**Median Unit Price**  
March quarter 2019: \$465,000

## Comparable Properties



**1404/31 Abeckett St MELBOURNE 3000**  
(REI/VG)

Agent Comments



**Price:** \$350,000  
**Method:** Private Sale  
**Date:** 26/03/2019  
**Rooms:** 4  
**Property Type:** Apartment



**1805/243 Franklin St MELBOURNE 3000**  
(REI/VG)

Agent Comments



**Price:** \$340,000  
**Method:** Private Sale  
**Date:** 25/02/2019  
**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 46 sqm approx



**709/570 Swanston St CARLTON 3053 (VG)**

Agent Comments



**Price:** \$338,000  
**Method:** Sale  
**Date:** 27/03/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1014 sqm approx