Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa

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

Range between	\$320,000	&	\$330,000

Median sale price

Median price	\$465,000	Hou	60	Unit	х	Subi	urb	Cariton
Period - From	01/01/2019	to	31/03/2019		Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

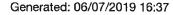
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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

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 - Elite RE | P: 03 9663 9977 | F: (03)96638800













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)

2





6

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

Property Type: Apartment

Agent Comments



1805/243 Franklin St MELBOURNE 3000

(REI/VG)







Price: \$340,000 Method: Private Sale Date: 25/02/2019

Rooms: 3

Property Type: Apartment **Land Size:** 46 sqm approx

Agent Comments



709/570 Swanston St CARLTON 3053 (VG)

2







Agent Comments

Price: \$338,000 Method: Sale Date: 27/03/2019

Rooms: -

Property Type: House (Res)
Land Size: 1014 sqm approx

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800

Generated: 06/07/2019 16:37





The information contained herein is to be used as a guide only. Although every care has been taken in the proparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in those transactions.