

# 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 702/668 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 \$780,000 & \$820,000

### Median sale price

Median price \$430,000 Property Type Unit Suburb Carlton

Period - From 01/07/2024 to 30/09/2024 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	5.3/201 Spring St MELBOURNE 3000	\$830,000	21/11/2024
2	1702/68 La Trobe St MELBOURNE 3000	\$745,555	31/10/2024
3	203/85 Leveson St NORTH MELBOURNE 3051	\$813,800	30/09/2024

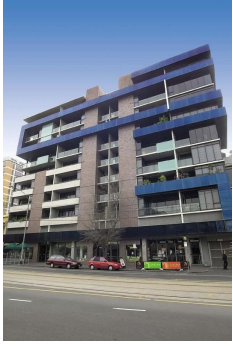
OR

~~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: 15/01/2025 16:26

702/668 Swanston Street, Carlton Vic 3053

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**Rooms:** 3  
**Property Type:**  
Flat/Unit/Apartment (Res)  
**Land Size:** 1527.054 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$780,000 - \$820,000  
**Median Unit Price**  
September quarter 2024: \$430,000

## Comparable Properties



5.3/201 Spring St MELBOURNE 3000 (REI)

[Agent Comments](#)

 2  2  1

**Price:** \$830,000  
**Method:** Private Sale  
**Date:** 21/11/2024  
**Property Type:** Apartment



1702/68 La Trobe St MELBOURNE 3000 (REI)

[Agent Comments](#)

 2  2  1

**Price:** \$745,555  
**Method:** Private Sale  
**Date:** 31/10/2024  
**Property Type:** Apartment



203/85 Leveson St NORTH MELBOURNE 3051 (REI/VG)

[Agent Comments](#)

 2  2  1

**Price:** \$813,800  
**Method:** Private Sale  
**Date:** 30/09/2024  
**Property Type:** Unit

Account - CT Real Estate



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