# 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

208/740 Swanston Street, Carlton Vic 3053

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$150,000		&		\$165,000			
Median sale pi	rice							
Median price	\$392,250	Pro	operty Type	Unit			Suburb	Carlton
Period - From	01/01/2024	to	31/03/2024		So	urce	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	23/109 Lygon St CARLTON 3053	\$162,500	09/01/2024
2	715/488 Swanston St CARLTON 3053	\$155,000	01/03/2024
3	133/746 Swanston St CARLTON 3053	\$154,000	03/01/2024

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:

06/06/2024 16:17



208/740 Swanston Street, Carlton Vic 3053

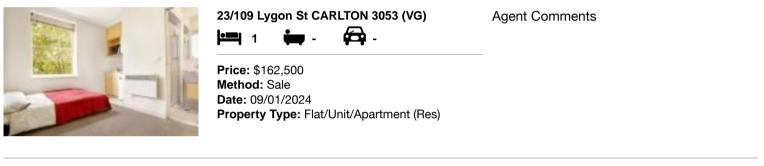


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**Property Type:** Agent Comments Indicative Selling Price \$150,000 - \$165,000 Median Unit Price March quarter 2024: \$392,250

# **Comparable Properties**





715/488 Swanston St CARLTON 3053 (VG)



Price: \$155,000 Method: Sale Date: 01/03/2024 Property Type: Strata Unit/Flat

133/746 Swanston St CARLTON 3053 (VG)



Price: \$154,000 Method: Sale Date: 03/01/2024 Property Type: Strata Unit/Flat Agent Comments

Agent Comments

#### Account - VICPROP

propertydata



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