

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 consumer.vic.gov.au/underquoting

Range between \$150,000 & \$165,000

Median sale price

Median price \$392,250 Property Type Unit Suburb Carlton

Period - From 01/01/2024 to 31/03/2024 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	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



Property Type:
Agent Comments

Indicative Selling Price
\$150,000 - \$165,000
Median Unit Price
March quarter 2024: \$392,250

Comparable Properties

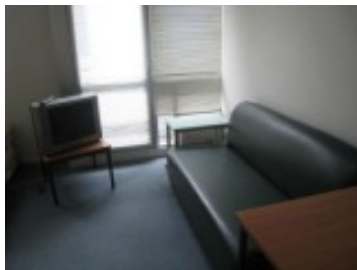


23/109 Lygon St CARLTON 3053 (VG)

Agent Comments



Price: \$162,500
Method: Sale
Date: 09/01/2024
Property Type: Flat/Unit/Apartment (Res)



715/488 Swanston St CARLTON 3053 (VG)

Agent Comments



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

133/746 Swanston St CARLTON 3053 (VG)

Agent Comments



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

Account - VICPROP