

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

365/488 SWANSTON STREET CARLTON VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$295,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,000

Property type

Unit

Suburb

Carlton

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 6 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

512/488 SWANSTON STREET CARLTON VIC 3053	\$310,000	06-Mar-23
2403/555 SWANSTON STREET CARLTON VIC 3053	\$340,000	27-Apr-23
5/130 QUEENSBERRY STREET CARLTON VIC 3053	\$305,000	20-Mar-23

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 6 months.~~

This Statement of Information was prepared on: 28 August 2023



**512/488 SWANSTON STREET
CARLTON VIC 3053**

 2  1  -

Sold Price

\$310,000

Sold Date **06-Mar-23**

Distance

0km



**2403/555 SWANSTON STREET
CARLTON VIC 3053**

 1  1  1

Sold Price

\$340,000

Sold Date **27-Apr-23**

Distance

0.1km



**5/130 QUEENSBERRY STREET
CARLTON VIC 3053**

 1  1  -

Sold Price

\$305,000

Sold Date **20-Mar-23**

Distance

0.15km

RS = Recent sale

UN = Undisclosed Sale

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