

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 706/551 Swanston Street, Carlton Vic 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$370,000

Median sale price

Median price \$465,000 House Unit X Suburb Carlton

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.

	Address of comparable property	Price	Date of sale
1	2207/5 Sutherland St MELBOURNE 3000	\$380,000	18/12/2018
2	1303/530 Little Collins St MELBOURNE 3000	\$379,500	29/11/2018
3	1806/442 Elizabeth St MELBOURNE 3000	\$375,000	12/11/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$370,000
Median Unit Price
March quarter 2019: \$465,000

Comparable Properties



2207/5 Sutherland St MELBOURNE 3000
(REI/VG)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 18/12/2018
Rooms: 2
Property Type: Apartment



1303/530 Little Collins St MELBOURNE 3000
(VG)

Agent Comments



Price: \$379,500
Method: Sale
Date: 29/11/2018
Rooms: -
Property Type: Office (Com)

1806/442 Elizabeth St MELBOURNE 3000 (VG)

Agent Comments



Price: \$375,000
Method: Sale
Date: 12/11/2018
Rooms: -
Property Type: Strata Unit/Flat