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

516/488 Swanston Street, Carlton Vic 3053

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	underquot	ing		
Range betweer	\$300,000		&		\$330,000			
Median sale p	rice							
Median price	\$515,000	Pro	operty Type	Unit			Suburb	Carlton
Period - From	01/01/2021	to	31/03/2021		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	5714/570 Lygon St CARLTON 3053	\$322,500	24/02/2021
2	1502/25 Therry St MELBOURNE 3000	\$320,000	15/03/2021
3	1707/222 Russell St MELBOURNE 3000	\$310,000	05/03/2021

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:

20/05/2021 15:49



RT Edgar





Property Type: Agent Comments Indicative Selling Price \$300,000 - \$330,000 Median Unit Price March quarter 2021: \$515,000

Comparable Properties



5714/570 Lygon St CARLTON 3053 (REI/VG)



Price: \$322,500 Method: Private Sale Date: 24/02/2021 Property Type: Apartment

1502/25 Therry St MELBOURNE 3000 (VG)

Agent Comments

Agent Comments



Price: \$320,000 Method: Sale Date: 15/03/2021 Property Type: Flat/Unit/Apartment (Res)

1707/222 Russell St MELBOURNE 3000 (VG)

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Agent Comments

Price: \$310,000

Method: Sale Date: 05/03/2021 Property Type: Strata Unit/Flat







The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.