

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 consumer.vic.gov.au/underquoting

Range between \$300,000 & \$330,000

Median sale price

Median price \$515,000 Property Type Unit Suburb Carlton

Period - From 01/01/2021 to 31/03/2021 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	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



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)

Agent Comments



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



1502/25 Therry St MELBOURNE 3000 (VG)

Agent Comments



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

1707/222 Russell St MELBOURNE 3000 (VG)

Agent Comments



Price: \$310,000
Method: Sale
Date: 05/03/2021
Property Type: Strata Unit/Flat