

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

101/518 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Range between

\$480,000

&

\$500,000

Median sale price

Median price

\$495,000

House

Unit

X

Suburb

Carlton

Period - From

01/04/2018

to

31/03/2019

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

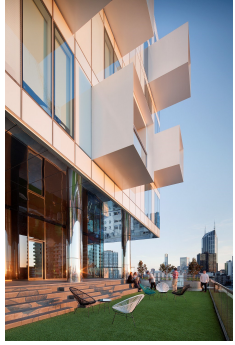
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1720/199 William St MELBOURNE 3000	\$500,000	01/03/2019
2	11/538-540 Swanston St CARLTON 3053	\$490,000	22/11/2018
3	408/33 Blackwood St NORTH MELBOURNE 3051	\$488,000	21/03/2019

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.

101/518 Swanston Street, Carlton Vic 3053



 2  1  0

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$480,000 - \$500,000

Median Unit Price

Year ending March 2019: \$495,000

Comparable Properties



1720/199 William St MELBOURNE 3000 (REI/VG)

Agent Comments

 2  1  -

Price: \$500,000

Method: Private Sale

Date: 01/03/2019

Rooms: 3

Property Type: Apartment

11/538-540 Swanston St CARLTON 3053 (VG)

Agent Comments

 1  -  -

Price: \$490,000

Method: Sale

Date: 22/11/2018

Rooms: -

Property Type: Strata Unit/Flat



408/33 Blackwood St NORTH MELBOURNE 3051 (REI/VG)

Agent Comments

 2  1  -

Price: \$488,000

Method: Private Sale

Date: 21/03/2019

Rooms: -

Property Type: Apartment