

## 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

965/488 SWANSTON STREET CARLTON VIC 3053

### Indicative selling price

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

Single Price

or range  
between

\$280,000

&

\$308,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$477,499

Property type

Unit

Suburb

Carlton

Period-from

01 Dec 2021

to

30 Nov 2022

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

881/488 SWANSTON STREET CARLTON VIC 3053	\$295,000	21-Sep-22
1813/570 LYGON STREET CARLTON VIC 3053	\$285,000	24-Jun-21

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.

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**881/488 SWANSTON STREET  
CARLTON VIC 3053**

2 1 -

Sold Price **\$295,000** Sold Date **21-Sep-22**

Distance **0km**



**1813/570 LYGON STREET  
CARLTON VIC 3053**

2 1 -

Sold Price **\$285,000** Sold Date **24-Jun-21**

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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