

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

2414/555 SWANSTON STREET CARLTON VIC 3053

Indicative selling price

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

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jan 2023

to

31 Dec 2023

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

2415/555 SWANSTON STREET CARLTON VIC 3053	\$538,000	06-Oct-23
407/111 LEICESTER STREET CARLTON VIC 3053	\$540,000	15-Jul-23
303/18 FINLAY PLACE CARLTON VIC 3053	\$510,000	22-Sep-23

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.

This Statement of Information was prepared on: 08 January 2024

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**2415/555 SWANSTON STREET
CARLTON VIC 3053**

2 2 -

Sold Price

\$538,000

Sold Date **06-Oct-23**

Distance

0.03km



**407/111 LEICESTER STREET
CARLTON VIC 3053**

2 1 1

Sold Price

\$540,000

Sold Date **15-Jul-23**

Distance

0.34km



**303/18 FINLAY PLACE CARLTON
VIC 3053**

2 1 1

Sold Price

\$510,000

Sold Date **22-Sep-23**

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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