

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

2713/551-555 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Range between \$635,000 & \$695,000

Median sale price

Median price \$392,250 Property Type Unit Suburb Carlton

Period - From 01/01/2024 to 31/03/2024 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	502A/640 Swanston St CARLTON 3053	\$695,000	29/11/2023
2	204/23 Palmerston St CARLTON 3053	\$653,800	17/04/2024
3	37/438 Cardigan St CARLTON 3053	\$645,000	21/03/2024

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:

10/05/2024 10:22



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$635,000 - \$695,000

Median Unit Price
March quarter 2024: \$392,250

Comparable Properties



502A/640 Swanston St CARLTON 3053 (REI/VG)

Agent Comments



Price: \$695,000
Method: Private Sale
Date: 29/11/2023
Property Type: Apartment



204/23 Palmerston St CARLTON 3053 (REI)

Agent Comments



Price: \$653,800
Method: Private Sale
Date: 17/04/2024
Property Type: Apartment



37/438 Cardigan St CARLTON 3053 (REI)

Agent Comments



Price: \$645,000
Method: Sold Before Auction
Date: 21/03/2024
Property Type: Apartment