

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 29/538 SWANSTON STREET, Carlton, VIC 3053

Indicative selling price

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

Price Range

\$640,000

&

\$690,000

Median sale price

Median price

\$340,000

Property Type

Apartment

Suburb

Carlton (3053)

Period - From

01/10/2022

to

30/09/2023

Source

Corelogic

Comparable property sales

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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
804/668 SWANSTON STREET, CARLTON VIC 3053	\$752,000	10/05/2023
1211/68 LA TROBE STREET, MELBOURNE VIC 3000	\$685,000	13/07/2023
219/68 LEVESON STREET, NORTH MELBOURNE VIC 3051	\$720,000	06/09/2023

This Statement of Information was prepared on: 27/10/2023