

1105/555 Swanston Street, Carlton Vic 3053



1 Bed 1 Bath - Car

Property Type: Strata Unit/Flat

Indicative Selling Price

\$365,000 - \$400,000

Median House Price

Year ending June 2022: \$560,000

Comparable Properties



2910/601 Little Lonsdale Street, Melbourne 3000 (REI)

1 Bed 1 Bath - Car

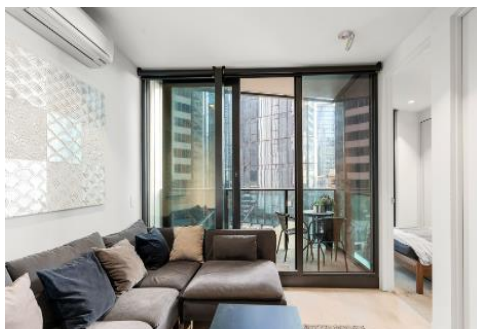
Price: \$395,000

Method: Private Sale

Date: 28/08/2022

Property Type: Apartment

Agent Comments: Superior internal size. Inferior car accommodation.



1107/135 A'beckett Street, Melbourne 3000 (REI)

1 Bed 1 Bath - Car

Price: \$370,000

Method: Private Sale

Date: 26/09/2022

Property Type: Apartment

Agent Comments: Freshly presented apartment, inferior car accommodation.



202/120 A'beckett Street, Melbourne 3000 (REI)

1 Bed 1 Bath - Car

Price: \$335,000

Method: Private Sale

Date: 26/09/2022

Property Type: Apartment

Agent Comments: Similar accommodation, inferior car accommodation.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

1105/555 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Range between \$365,000 & \$400,000

Median sale price

Median price \$560,000 Unit x Suburb Carlton

Period - From 01/07/2021 to 30/06/2022 Source REIV

Comparable property sales

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
2910/601 Little Lonsdale Street, MELBOURNE 3000	\$395,000	28/08/2022
1107/135 Abeckett Street, MELBOURNE 3000	\$370,000	26/09/2022
202/120 ABeckett Street, MELBOURNE 3000	\$335,000	26/09/2022

This Statement of Information was prepared on:

14/10/2022