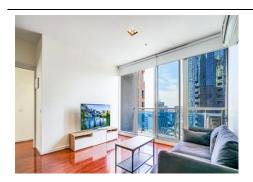
605/668 Swanston Street, Carlton Vic 3053



2 Bed 1 Bath 1 Car Property Type: Strata Unit/Flat Indicative Selling Price \$580,000 Median House Price September quarter 2024: \$430,000

Comparable Properties



2007/483 Swanston Street, Melbourne 3000 (REI)

2 Bed 1 Bath 1 Car Price: \$562,000 Method: Private Sale Date: 12/11/2024

Property Type: Apartment

Agent Comments: Comparable attributes and location, inferior presentation and condition, superior building

amenities



1504/518 Swanston Street, Carlton 3053 (REI/VG)

2 Bed 2 Bath - Car Price: \$583,000 Method: Private Sale Date: 19/10/2024

Property Type: Apartment

Agent Comments: Comparable attributes and location, inferior presentation and condition, superior building

amenities



306/668 Swanston Street, Carlton 3053 (REI/VG)

2 Bed 1 Bath 1 Car Price: \$556,000 Method: Private Sale Date: 13/08/2024

Property Type: Apartment

Agent Comments: Inferior presentation, comparable

attributes, same building, inferior aspect

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	ior sale					
Address						
Including suburb or	605/668 Swanston Street, Carlton Vic 3053					
locality and postcode						

Indicative selling price

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

Single price \$580,000

Median sale price

Median price	\$430,000		Unit	х	Suburb	Carlto	า	
Period - From	01/07/2024	to	30/09/202	24	s	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
2007/483 Swanston Street, MELBOURNE 3000	\$562,000	12/11/2024
1504/518 Swanston Street, CARLTON 3053	\$583,000	19/10/2024
306/668 Swanston Street, CARLTON 3053	\$556,000	13/08/2024

This Statement of Information was prepared on: 14/01/2025 08:35

