

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 for sale

Address
Including suburb or
locality and postcode

605/668 Swanston Street, Carlton Vic 3053

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

x

Suburb

Carlton

Period - From

01/07/2024

to

30/09/2024

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