

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

813/488 SWANSTON STREET CARLTON VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$220,000

&

\$240,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Carlton

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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 6 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

161/488 SWANSTON STREET CARLTON VIC 3053	\$220,000	20-Sep-22
262/488 SWANSTON STREET CARLTON VIC 3053	\$225,000	27-Sep-22
763/488 SWANSTON STREET CARLTON VIC 3053	\$230,000	18-Nov-22

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 6 months.~~

This Statement of Information was prepared on: 01 March 2023



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**161/488 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

Sold Price **\$220,000** Sold Date **20-Sep-22**

Distance **0km**

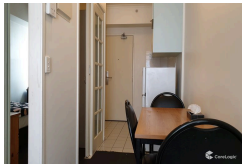


**262/488 SWANSTON STREET
CARLTON VIC 3053**

2 1 -

Sold Price **\$225,000** Sold Date **27-Sep-22**

Distance **0km**



**763/488 SWANSTON STREET
CARLTON VIC 3053**

1 1 1

Sold Price **\$230,000** Sold Date **18-Nov-22**

Distance **0km**



**769/488 SWANSTON STREET
CARLTON VIC 3053**

2 1 -

Sold Price ^{RS} **\$219,000** Sold Date **28-Nov-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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