

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

402/488 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Carlton

Period-from

01 Feb 2022

to

31 Jan 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

207/67 BOUVERIE STREET CARLTON VIC 3053	\$378,000	15-Aug-22
1812/25 THERRY STREET MELBOURNE VIC 3000	\$377,000	05-Apr-22
2012/25 THERRY STREET MELBOURNE VIC 3000	\$370,000	23-Apr-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.

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**207/67 BOUVERIE STREET
CARLTON VIC 3053**

2 1 -

Sold Price **\$378,000** Sold Date **15-Aug-22**

Distance **0.21km**



**1812/25 THERRY STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$377,000** Sold Date **05-Apr-22**

Distance **0.28km**



**2012/25 THERRY STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$370,000** Sold Date **23-Apr-22**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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