

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 820/528 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Range between \$210,000 & \$230,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Carlton

Period - From 01/10/2024 to 31/12/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

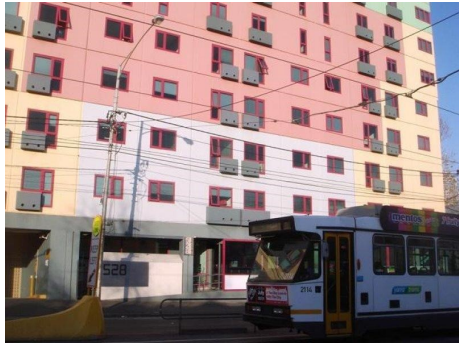
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	417/528 Swanston St CARLTON 3053	\$223,000	30/10/2024
2	3202/478 Swanston St CARLTON 3053	\$220,000	16/10/2024
3	335/51-67 Rathdowne St CARLTON 3053	\$224,000	04/09/2024

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 six months.~~

This Statement of Information was prepared on: 20/01/2025 14:01



Property Type: Apartment
Agent Comments

Indicative Selling Price

\$210,000 - \$230,000

Median Unit Price

December quarter 2024: \$550,000

Comparable Properties



417/528 Swanston St CARLTON 3053 (VG)

Agent Comments



Price: \$223,000

Method: Sale

Date: 30/10/2024

Property Type: Strata Unit/Flat



3202/478 Swanston St CARLTON 3053 (REI/VG)

Agent Comments



Price: \$220,000

Method: Private Sale

Date: 16/10/2024

Property Type: Apartment



335/51-67 Rathdowne St CARLTON 3053 (REI)

Agent Comments



Price: \$224,000

Method: Private Sale

Date: 04/09/2024

Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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