

# 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

1303/555 Swanston Street, Carlton Vic 3053

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$320,000 & \$340,000

### Median sale price

Median price \$414,000 Property Type Unit Suburb Carlton

Period - From 01/01/2023 to 31/12/2023 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.

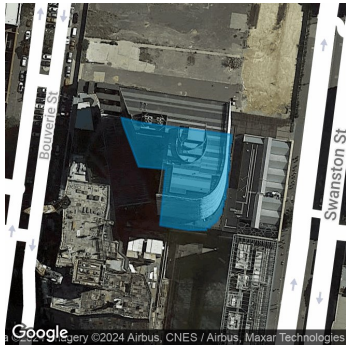
	Address of comparable property	Price	Date of sale
1	2607/5 Sutherland St MELBOURNE 3000	\$328,000	08/08/2023
2	1005/327 La Trobe St MELBOURNE 3000	\$325,000	23/11/2023
3	805/327 La Trobe St MELBOURNE 3000	\$320,000	20/11/2023

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:

05/02/2024 16:56



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$320,000 - \$340,000

**Median Unit Price**

Year ending December 2023: \$414,000

## Comparable Properties



**2607/5 Sutherland St MELBOURNE 3000**  
(REI/VG)

Agent Comments

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**Price:** \$328,000

**Method:** Private Sale

**Date:** 08/08/2023

**Property Type:** Apartment



**1005/327 La Trobe St MELBOURNE 3000**  
(REI/VG)

Agent Comments

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**Price:** \$325,000

**Method:** Private Sale

**Date:** 23/11/2023

**Property Type:** Apartment



**805/327 La Trobe St MELBOURNE 3000**  
(REI/VG)

Agent Comments

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**Price:** \$320,000

**Method:** Private Sale

**Date:** 20/11/2023

**Property Type:** Apartment

Account - Gem Realty