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	210/528 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Single price	$228,000

Median sale price

Median price	$485,000	~~House~~		Unit	X		Suburb	Carlton
Period - From	01/07/2017	to	30/09/2017		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	1510/480 Collins St MELBOURNE 3000	$226,000	18/10/2017
2	303/51 Rathdowne St CARLTON 3053	$225,000	05/07/2017
3	809/528 Swanston St CARLTON 3053	$220,000	19/10/2017

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.~~

1   **1**   **0**

Rooms: 2
Property Type: Apartment

Agent Comments

Indicative Selling Price
$228,000
Median Unit Price
September quarter 2017: $485,000

Comparable Properties

1510/480 Collins St MELBOURNE 3000 (REI)

1   **1**   **-**

Price: $226,000
Method: Private Sale
Date: 18/10/2017
Rooms: -
Property Type: Apartment

Agent Comments

303/51 Rathdowne St CARLTON 3053 (REI)

1   **1**   **-**

Price: $225,000
Method: Private Sale
Date: 05/07/2017
Rooms: -
Property Type: Apartment

Agent Comments

809/528 Swanston St CARLTON 3053 (REI)

1   **1**   **-**

Price: $220,000
Method: Private Sale
Date: 19/10/2017
Rooms: -
Property Type: Apartment

Agent Comments