

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

1608/555 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$506,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jul 2021

to

30 Jun 2022

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

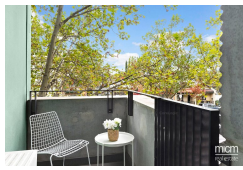
Date of sale

104/94 CANNING STREET CARLTON VIC 3053	\$610,000	04-May-22
2023/199 WILLIAM STREET MELBOURNE VIC 3000	\$640,880	09-Mar-22
1512/222 RUSSELL STREET MELBOURNE VIC 3000	\$645,000	29-May-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: 14 July 2022


**104/94 CANNING STREET
CARLTON VIC 3053**

 2
  2
  1

Sold Price **\$610,000** Sold Date **04-May-22**

Distance **1.38km**


**2023/199 WILLIAM STREET
MELBOURNE VIC 3000**

 2
  2
  1

Sold Price **\$640,880** Sold Date **09-Mar-22**

Distance **1.09km**


**1512/222 RUSSELL STREET
MELBOURNE VIC 3000**

 2
  2
  1

Sold Price ^{RS} **\$645,000** ^{UN} Sold Date **29-May-22**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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