

# 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

523/488 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

\$170,000

&

\$185,000

### Median sale price

Median price

\$480,000

Property Type

Unit

Suburb

Carlton

Period - From

01/01/2020

to

31/12/2020

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	1004/238 Flinders St MELBOURNE 3000	\$185,000	03/02/2021
2	605/800 Swanston St CARLTON 3053	\$182,300	18/11/2020
3	723/488 Swanston St CARLTON 3053	\$170,000	10/11/2020

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:

01/04/2021 15:10



1 1 0

**Rooms:** 2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$170,000 - \$185,000

**Median Unit Price**

Year ending December 2020: \$480,000

## Comparable Properties



**1004/238 Flinders St MELBOURNE 3000 (VG)**

Agent Comments

1 - -

**Price:** \$185,000

**Method:** Sale

**Date:** 03/02/2021

**Property Type:** Flat/Unit/Apartment (Res)



**605/800 Swanston St CARLTON 3053 (REI/VG)**

Agent Comments

1 - -

**Price:** \$182,300

**Method:** Private Sale

**Date:** 18/11/2020

**Property Type:** Apartment



**723/488 Swanston St CARLTON 3053 (VG)**

Agent Comments

1 - -

**Price:** \$170,000

**Method:** Sale

**Date:** 10/11/2020

**Property Type:** Strata Unit/Flat