

## 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

136/800 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$145,000

&

\$158,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$360,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jan 2024

to

31 Dec 2024

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

102/800 SWANSTON STREET CARLTON VIC 3053	\$145,000	29-Feb-24
714/131 PELHAM STREET CARLTON VIC 3053	\$155,000	12-Aug-24
803/131 PELHAM STREET CARLTON VIC 3053	\$155,000	10-Apr-24

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: 22 January 2025



**102/800 SWANSTON STREET  
CARLTON VIC 3053**

1 1 1

Sold Price

**\$145,000**

Sold Date **29-Feb-24**

Distance

**0km**



**714/131 PELHAM STREET CARLTON  
VIC 3053**

1 1 -

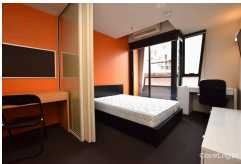
Sold Price

**\$155,000**

Sold Date **12-Aug-24**

Distance

**0.56km**



**803/131 PELHAM STREET  
CARLTON VIC 3053**

1 1 -

Sold Price

Sold Date **10-Apr-24**

Distance

**0.56km**

RS = Recent sale

UN = Undisclosed Sale

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