

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

541/800 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

\$315,000

&

\$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jun 2023

to

31 May 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

| | | |
|--|-----------|-----------|
| 116/800 SWANSTON STREET CARLTON VIC 3053 | \$315,000 | 08-Feb-24 |
| 1006/570 SWANSTON STREET CARLTON VIC 3053 | \$335,000 | 02-Nov-23 |
| 816/568-576 SWANSTON STREET CARLTON VIC 3053 | \$335,000 | 02-Nov-23 |

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: 07 June 2024



**116/800 SWANSTON STREET
CARLTON VIC 3053**

2 1 -

Sold Price

\$315,000

Sold Date **08-Feb-24**

Distance **0.02km**



**1006/570 SWANSTON STREET
CARLTON VIC 3053**

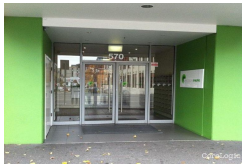
2 1 -

Sold Price

\$335,000

Sold Date **02-Nov-23**

Distance **0.62km**



**816/568-576 SWANSTON STREET
CARLTON VIC 3053**

2 1 1

Sold Price

Sold Date **02-Nov-23**

Distance **0.62km**



**208/570 SWANSTON STREET
CARLTON VIC 3053**

2 1 -

Sold Price

\$320,000

Sold Date **06-Sep-23**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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