

## 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

302/488 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$200,000

&

\$220,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$512,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jan 2021

to

31 Dec 2021

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

715/39 Lonsdale Street Melbourne VIC 3000	\$215,000	20-Oct-21
1109/33 Rose Lane Melbourne VIC 3000	\$205,000	25-Oct-21

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: 31 January 2022

Team 477

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**715/39 Lonsdale Street Melbourne VIC 3000**

Sold Price

**\$215,000**

Sold Date

**20-Oct-21**

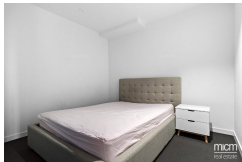
2

1

-

Distance

**0.83km**



**1109/33 Rose Lane Melbourne VIC 3000**

Sold Price

**\$205,000**

Sold Date

**25-Oct-21**

2

1

-

Distance

**1.38km**

RS = Recent sale

UN = Undisclosed Sale

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