

2617/555 Swanston Street, Carlton, VIC 3053



2 Bed 2 Bath - Car

Property Type: Strata Unit/Flat

Indicative Selling Price

\$410,000 - \$430,000

Median House Price

September quarter 2024: \$430,000

Comparable Properties



1204/555 Swanston Street, Carlton 3053 (REI/VG)

2 Bed 2 Bath - Car

Price: \$425,000

Method: Private Sale

Date: 12/08/2024

Property Type: Apartment

Agent Comments: Inferior positing in building, inferior aspect, comparable attributes



216/1 Bouverie Street, Carlton 3053 (REI)

2 Bed 1 Bath 1 Car

Price: \$430,000

Method: Private Sale

Date: 09/08/2024

Property Type: Apartment

Agent Comments: Superior as has car space, Inferior one less bathroom, Comparable location, Older building



2816/555 Swanston Street, Carlton 3053 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$428,000

Method: Sale

Date: 18/05/2024

Property Type: Flat/Unit/Apartment (Res)

Agent Comments: Comparable apartment, same attributes, similar condition and aspect.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

2617/555 Swanston Street, Carlton, VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$410,000 & \$430,000

Median sale price

Median price \$430,000 Unit x Suburb Carlton

Period - From 01/07/2024 to 30/09/2024 Source REIV

Comparable property sales

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
1204/555 Swanston Street, CARLTON 3053	\$425,000	12/08/2024
216/1 Bouverie Street, CARLTON 3053	\$430,000	09/08/2024
2816/555 Swanston Street, CARLTON 3053	\$428,000	18/05/2024

This Statement of Information was prepared on:

01/11/2024 13:39