

## 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

603/740 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

\$170,000

&

\$185,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$340,000

Property type

Unit

Suburb

Carlton

Period-from

01 Aug 2022

to

31 Jul 2023

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

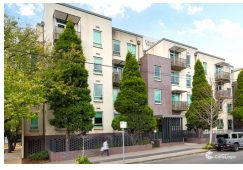
Date of sale

4023/550 LYGON STREET CARLTON VIC 3053	\$170,000	11-Apr-23
1317/570 LYGON STREET CARLTON VIC 3053	\$190,000	03-Jun-23
5202/570 LYGON STREET CARLTON VIC 3053	\$170,000	10-Aug-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: 30 August 2023

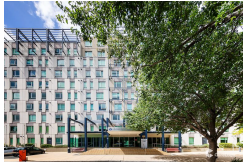


**4023/550 LYGON STREET  
CARLTON VIC 3053**

 1  1  -

Sold Price **\$170,000** Sold Date **11-Apr-23**

Distance **0.71km**



**1317/570 LYGON STREET  
CARLTON VIC 3053**

 1  1  -

Sold Price **\$190,000** Sold Date **03-Jun-23**

Distance **0.72km**



**5202/570 LYGON STREET  
CARLTON VIC 3053**

 1  1  -

Sold Price <sup>RS</sup> **\$170,000** Sold Date **10-Aug-23**

Distance **0.76km**



**5403/570 LYGON STREET  
CARLTON VIC 3053**

 1  1  -

Sold Price **\$177,000** Sold Date **07-Feb-23**

Distance **0.76km**



**5703/570 LYGON STREET  
CARLTON VIC 3053**

 1  1  -

Sold Price **\$175,000** Sold Date **14-Dec-22**

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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