

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

607/604 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Single price

\$510,000

Median sale price

Median price

\$438,750

Property Type

Unit

Suburb

Carlton

Period - From

01/10/2019

to

31/12/2019

Source

REIV

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 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
1	102/950 Swanston St CARLTON 3053	\$551,000	21/09/2019
2	1606/380 Little Lonsdale St MELBOURNE 3000	\$532,000	30/11/2019
3	1002/380 Little Lonsdale St MELBOURNE 3000	\$530,000	16/10/2019

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 six months.~~

This Statement of Information was prepared on:

22/01/2020 10:13



Property Type:
Agent Comments

Indicative Selling Price
\$510,000
Median Unit Price
December quarter 2019: \$438,750

Comparable Properties



102/950 Swanston St CARLTON 3053 (REI/VG) Agent Comments



Price: \$551,000
Method: Auction Sale
Date: 21/09/2019
Rooms: 3
Property Type: Apartment



1606/380 Little Lonsdale St MELBOURNE 3000 (REI) Agent Comments



Price: \$532,000
Method: Private Sale
Date: 30/11/2019
Rooms: 3
Property Type: Apartment



1002/380 Little Lonsdale St MELBOURNE 3000 (REI) Agent Comments



Price: \$530,000
Method: Private Sale
Date: 16/10/2019
Rooms: 4
Property Type: Apartment