

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

807/518 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

\$460,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$257,150

Property type

Unit

Suburb

Carlton

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

504/123 PELHAM STREET CARLTON VIC 3053	\$495,000	09-Oct-20
1805/60 ABECKETT STREET MELBOURNE VIC 3000	\$576,000	17-Oct-20
602/95 BERKELEY STREET MELBOURNE VIC 3000	\$460,000	06-Oct-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 20 March 2021

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**504/123 PELHAM STREET
CARLTON VIC 3053**

 2  1  -

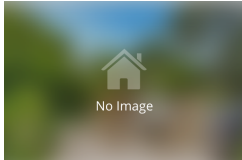
Sold Price

\$495,000

Sold Date **09-Oct-20**

Distance

0.3km



**1805/60 ABECKETT STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price

\$576,000

Sold Date **17-Oct-20**

Distance

0.5km



**602/95 BERKELEY STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price

\$460,000

Sold Date **06-Oct-20**

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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