

306/668 Swanston Street, Carlton Vic 3053



2 Bed 1 Bath 1 Car
Rooms: 3
Property Type: Apartment
Indicative Selling Price
 \$575,000
Median House Price
 Year ending March 2024: \$411,250

Comparable Properties



2/461 Lygon Street, Carlton 3053 (REI)

2 Bed 1 Bath 1 Car
Price: \$577,000
Method: Private Sale
Date: 15/04/2024
Property Type: Apartment
Agent Comments: Modern apartment on busy intersection



917/145 Queensberry Street, Carlton 3053 (REI)

2 Bed 1 Bath 2 Car
Price: \$575,000
Method: Private Sale
Date: 12/03/2024
Property Type: Apartment
Agent Comments: Contemporary apartment of similar size



2607/555 Swanston Street, Carlton 3053 (REI)

2 Bed 2 Bath 1 Car
Price: \$562,500
Method: Private Sale
Date: 15/04/2024
Property Type: Apartment
Agent Comments: Contemporary apartment of similar size

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

306/668 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Single price

\$575,000

Median sale price

Median price

\$411,250

Unit

x

Suburb

Carlton

Period - From

01/04/2023

to

31/03/2024

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
2/461 Lygon Street, CARLTON 3053	\$577,000	15/04/2024
917/145 Queensberry Street, CARLTON 3053	\$575,000	12/03/2024
2607/555 Swanston Street, CARLTON 3053	\$562,500	15/04/2024

This Statement of Information was prepared on:

09/07/2024