

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

265/800 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

or range
between

\$175,000

&

\$185,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$360,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jan 2024

to

31 Dec 2024

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

533/746 SWANSTON STREET CARLTON VIC 3053	\$185,000	10-Aug-24
5205/570 LYGON STREET CARLTON VIC 3053	\$185,000	06-Nov-24
5301/570 LYGON STREET CARLTON VIC 3053	\$175,000	17-Sep-24

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: 17 January 2025



**533/746 SWANSTON STREET
CARLTON VIC 3053**

 1  1  -

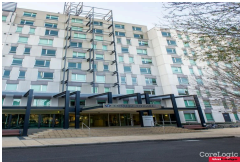
Sold Price

\$185,000

Sold Date **10-Aug-24**

Distance

0.13km



**5205/570 LYGON STREET
CARLTON VIC 3053**

 1  1  -

Sold Price

Sold Date **06-Nov-24**

Distance

0.62km



**5301/570 LYGON STREET
CARLTON VIC 3053**

 1  1  -

Sold Price

\$175,000

Sold Date **17-Sep-24**

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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