

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 915/488 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Single price \$175,000

Median sale price

Median price \$427,500

Property Type Unit

Suburb Carlton

Period - From 01/10/2023

to 30/09/2024

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	1001/480 Collins St MELBOURNE 3000	\$180,000	15/10/2024
2	404/60 Market St MELBOURNE 3000	\$186,000	06/09/2024
3	533/746 Swanston St CARLTON 3053	\$185,000	10/08/2024

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:

23/10/2024 15:47



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$175,000

Median Unit Price

Year ending September 2024: \$427,500

Comparable Properties



1001/480 Collins St MELBOURNE 3000 (REI)

Agent Comments

 1
  1
  -

Price: \$180,000

Method: Private Sale

Date: 15/10/2024

Property Type: Apartment



404/60 Market St MELBOURNE 3000 (REI)

Agent Comments

 1
  1
  -

Price: \$186,000

Method: Private Sale

Date: 06/09/2024

Property Type: Apartment



533/746 Swanston St CARLTON 3053 (REI)

Agent Comments

 1
  1
  -

Price: \$185,000

Method: Private Sale

Date: 10/08/2024

Property Type: Apartment

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