

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

709/518 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Single price

\$410,000

Median sale price

Median price

\$590,000

Property Type

Unit

Suburb

Carlton

Period - From

01/07/2019

to

30/09/2019

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	102B/640 Swanston St CARLTON 3053	\$425,000	30/07/2019
2	703/518 Swanston St CARLTON 3053	\$390,000	26/08/2019
3	706/555 Swanston St CARLTON 3053	\$350,000	10/07/2019

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:

06/01/2020 11:13



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Property Type: Apartment

Land Size: 47 sqm approx

Agent Comments

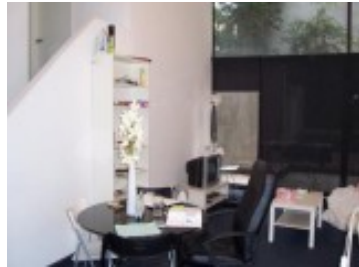
Indicative Selling Price

\$410,000

Median Unit Price

September quarter 2019: \$590,000

Comparable Properties



102B/640 Swanston St CARLTON 3053 (VG)

Agent Comments

1 - -

Price: \$425,000

Method: Sale

Date: 30/07/2019

Property Type: Flat/Unit/Apartment (Res)

703/518 Swanston St CARLTON 3053 (REI/VG)

Agent Comments

1 1 -

Price: \$390,000

Method: Private Sale

Date: 26/08/2019

Property Type: Flat/Unit/Apartment (Res)

706/555 Swanston St CARLTON 3053 (VG)

Agent Comments

1 - -

Price: \$350,000

Method: Sale

Date: 10/07/2019

Property Type: Serviced Apartment