# 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 pr	rice see consumer.vic.	gov.au/underquoting
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Single price \$410,000

#### Median sale price

Median price	\$590,000	Pro	operty Type Unit	t		Suburb	Carlton
Period - From	01/07/2019	to	30/09/2019	So	urce	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.

Ado	dress 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









**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)



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



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

Agent Comments



Price: \$350,000 Method: Sale Date: 10/07/2019 Property Type: Serviced Apartment

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.