

## 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

10/800 SWANSTON STREET CARLTON VIC 3053

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$180,000

&

\$198,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$320,000

Property type

Unit

Suburb

Carlton

Period-from

01 Feb 2023

to

31 Jan 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

231/800 SWANSTON STREET CARLTON VIC 3053	\$180,000	04-Sep-23
277/800 SWANSTON STREET CARLTON VIC 3053	\$198,000	28-Nov-23
446/800 SWANSTON STREET CARLTON VIC 3053	\$188,000	08-Dec-23

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: 01 February 2024



Sutton 1 Bedroom Yvonneville Apartment

**231/800 SWANSTON STREET  
CARLTON VIC 3053**

1 1 -

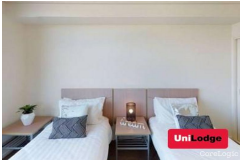
Sold Price

**\$180,000**

Sold Date **04-Sep-23**

Distance

**0km**



**277/800 SWANSTON STREET  
CARLTON VIC 3053**

1 1 -

Sold Price

**\$198,000**

Sold Date **28-Nov-23**

Distance

**0km**



**446/800 SWANSTON STREET  
CARLTON VIC 3053**

1 1 -

Sold Price

<sup>RS</sup> **\$188,000** <sup>UN</sup>

Sold Date **08-Dec-23**

Distance

**0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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