

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

311D/604-640 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

\$420,000

&

\$440,000

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

1/355 RATHDOWNE STREET CARLTON VIC 3053	\$445,000	08-Oct-24
1/43 BARKLY STREET CARLTON VIC 3053	\$462,000	22-Nov-24
9/28 LITTLE CARDIGAN STREET CARLTON VIC 3053	\$482,500	27-Nov-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: 10 January 2025

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**1/355 RATHDOWNE STREET
CARLTON VIC 3053**

 1  1  1

Sold Price **\$445,000** Sold Date **08-Oct-24**

Distance **0.69km**



**1/43 BARKLY STREET CARLTON
VIC 3053**

 1  1  1

Sold Price **\$462,000** Sold Date **22-Nov-24**

Distance **0.95km**



**9/28 LITTLE CARDIGAN STREET
CARLTON VIC 3053**

 1  1  1

Sold Price ^{RS} **\$482,500** Sold Date **27-Nov-24**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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