

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

809/528 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Single price

\$228,000

Median sale price

Median price

\$570,000

House

Unit

X

Suburb

Carlton

Period - From

01/04/2017

to

30/06/2017

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	704/800 Swanston St CARLTON 3053	\$230,000	01/08/2017
2	520/528 Swanston St CARLTON 3053	\$221,000	10/08/2017
3	621/528 Swanston St CARLTON 3053	\$220,000	07/04/2017

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.~~



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$228,000

Median Unit Price
 June quarter 2017: \$570,000

Comparable Properties



704/800 Swanston St CARLTON 3053 (REI)

Agent Comments

1
 1
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Price: \$230,000
Method: Private Sale
Date: 01/08/2017
Rooms: 2
Property Type: Apartment



520/528 Swanston St CARLTON 3053 (REI)

Agent Comments

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Price: \$221,000
Method: Private Sale
Date: 10/08/2017
Rooms: 2
Property Type: Apartment



621/528 Swanston St CARLTON 3053 (REI)

Agent Comments

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 1
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Price: \$220,000
Method: Private Sale
Date: 07/04/2017
Rooms: 2
Property Type: Apartment