

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

2317/555 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

\$500,000

&

\$538,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,000

Property type

Unit

Suburb

Carlton

Period-from

01 Nov 2022

to

31 Oct 2023

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

2415/555 SWANSTON STREET CARLTON VIC 3053	\$538,000	30-Oct-23
2711/555 SWANSTON STREET CARLTON VIC 3053	\$528,000	14-Jun-23
1712/555 SWANSTON STREET CARLTON VIC 3053	\$523,000	10-Mar-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: 21 November 2023

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**2415/555 SWANSTON STREET
CARLTON VIC 3053**

2 2 -

Sold Price

^{RS}

\$538,000

Sold Date

30-Oct-23

Distance

0.03km



**2711/555 SWANSTON STREET
CARLTON VIC 3053**

2 2 -

Sold Price

\$528,000

Sold Date

14-Jun-23

Distance

0km



**1712/555 SWANSTON STREET
CARLTON VIC 3053**

2 2 -

Sold Price

\$523,000

Sold Date

10-Mar-23

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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