

## 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

302C / 640 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

\$460,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$335,000

Property type

Unit

Suburb

Carlton

Period-from

01 Apr 2023

to

31 Mar 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

201A/640 SWANSTON STREET CARLTON VIC 3053	\$535,000	04-Dec-22
111A/640 SWANSTON STREET CARLTON VIC 3053	\$360,000	05-Apr-23
908A/640 SWANSTON STREET CARLTON VIC 3053	\$555,000	23-Feb-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: 09 April 2024

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201A/640 SWANSTON STREET

CARLTON VIC 3053

1

1

1

Sold Price

\$535,000

Sold Date

04-Dec-22

Distance

0km



111A/640 SWANSTON STREET

CARLTON VIC 3053

1

1

1

Sold Price

\$360,000

Sold Date

05-Apr-23

Distance

0km



908A/640 SWANSTON STREET

CARLTON VIC 3053

1

1

1

Sold Price

\$555,000

Sold Date

23-Feb-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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