# 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

2205/555 Swanston Street, Carlton Vic 3053

### Indicative selling price

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Single price \$310,000

#### Median sale price

Median price	\$400,000	Pro	perty Type Unit	:	:	Suburb	Carlton
Period - From	18/02/2024	to	17/02/2025	Sou	urce	Property	v Data

### 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.

Ado	dress of comparable property	Price	Date of sale
1	G01/108 Queensberry St CARLTON 3053	\$295,000	20/11/2024
2	2110/28 Bouverie St CARLTON 3053	\$330,000	08/11/2024
3	202/1 Bouverie St CARLTON 3053	\$320,000	25/10/2024

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.

This Statement of Information was prepared on:

18/02/2025 13:08









Property Type: Apartment Agent Comments

**Indicative Selling Price** \$310,000 **Median Unit Price** 18/02/2024 - 17/02/2025: \$400,000

Built around 2015, size internal 40m2 + balcony 4m2 approximately. Council Rate: \$850 per year & OC fee: \$2,670 per year

# **Comparable Properties**



G01/108 Queensberry St CARLTON 3053 (REI) Agent Comments 1 1

Price: \$295,000 Method: Private Sale Date: 20/11/2024 Property Type: Apartment

2110/28 Bouverie St CARLTON 3053 (VG)

Agent Comments



Price: \$330,000 Method: Sale Date: 08/11/2024 Property Type: Flat/Unit/Apartment (Res)



202/1 Bouverie St CARLTON 3053 (REI/VG)



Agent Comments

Price: \$320,000 Method: Private Sale Date: 25/10/2024 Property Type: Apartment

# Account - The One Real Estate (AU) | P: 03 7007 5707



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