

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

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

Single price \$310,000

Median sale price

Median price \$400,000

Property Type Unit

Suburb Carlton

Period - From 18/02/2024

to 17/02/2025

Source Property 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.

	Address 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



 1  1  0

Property Type: Apartment

Agent Comments

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

Indicative Selling Price

\$310,000

Median Unit Price

18/02/2024 - 17/02/2025: \$400,000

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

 1  -  -

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

 1  1  -

Price: \$320,000

Method: Private Sale

Date: 25/10/2024

Property Type: Apartment

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