

## 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

1205D/604-640 SWANSTON STREET CARLTON VIC 3053

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$350,000

&

\$385,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$347,500

Property type

Unit

Suburb

Carlton

Period-from

01 May 2023

to

30 Apr 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

511D/604-640 SWANSTON STREET CARLTON VIC 3053	\$400,000	22-Aug-23
306A/640 SWANSTON STREET CARLTON VIC 3053	\$320,000	18-May-24
605D/604-640 SWANSTON STREET CARLTON VIC 3053	\$432,000	04-Nov-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: 30 May 2024



**511D/604-640 SWANSTON STREET** Sold Price **\$400,000** Sold Date **22-Aug-23**  
**CARLTON VIC 3053**

1 1 1

Distance **0.01km**



**306A/640 SWANSTON STREET** Sold Price <sup>RS</sup> **\$320,000** Sold Date **18-May-24**  
**CARLTON VIC 3053**

1 1 1

Distance **0.05km**



**605D/604-640 SWANSTON STREET** Sold Price **\$432,000** Sold Date **04-Nov-23**  
**CARLTON VIC 3053**

1 1 1

Distance **0.01km**

RS = Recent sale

UN = Undisclosed Sale

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