

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

108/466 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

\$250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$353,000

Property type

Unit

Suburb

Carlton

Period-from

01 Aug 2023

to

31 Jul 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

823/528 SWANSTON STREET CARLTON VIC 3053	\$246,000	18-Mar-24
126/51-67 RATHDOWNE STREET CARLTON VIC 3053	\$215,000	04-Jul-24
5710/570 LYGON STREET CARLTON VIC 3053	\$215,000	29-May-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: 12 August 2024



**823/528 SWANSTON STREET
CARLTON VIC 3053**

 1  1  1

Sold Price **\$246,000** Sold Date **18-Mar-24**

Distance **0.2km**



**126/51-67 RATHDOWNE STREET
CARLTON VIC 3053**

 1  1  -

Sold Price ^{RS} **\$215,000** Sold Date **04-Jul-24**

Distance **0.44km**



**5710/570 LYGON STREET
CARLTON VIC 3053**

 1  1  -

Sold Price Sold Date **29-May-24**

Distance **1.52km**

RS = Recent sale **UN** = Undisclosed Sale

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