

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

161/800 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

\$180,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$342,500

Property type

Unit

Suburb

Carlton

Period-from

01 Oct 2023

to

30 Sep 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

533/746 SWANSTON STREET CARLTON VIC 3053	\$185,000	10-Aug-24
224/800 SWANSTON STREET CARLTON VIC 3053	\$180,000	13-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: 22 October 2024

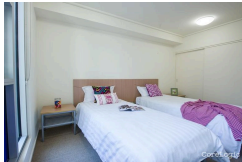
**533/746 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

Sold Price

\$185,000Sold Date **10-Aug-24**

Distance

0.13km**224/800 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

Sold Price

\$180,000Sold Date **13-May-24**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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