

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

2003/555 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

or range
between

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$337,500

Property type

Flats

Suburb

Carlton

Period-from

01 Apr 2023

to

31 Mar 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

3706/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$370,000	08-Apr-24
3502/350 WILLIAM STREET MELBOURNE VIC 3000	\$370,000	18-Mar-24
2206/555 SWANSTON STREET CARLTON VIC 3053	\$350,000	23-Oct-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: 10 April 2024



3706/442-450 ELIZABETH STREET Sold Price ^{RS} **\$370,000** Sold Date **08-Apr-24**
MELBOURNE VIC 3000

 1  1  -

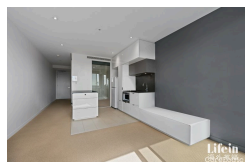
Distance **0.31km**



3502/350 WILLIAM STREET Sold Price Sold Date **18-Mar-24**
MELBOURNE VIC 3000

 1  1  -

Distance **0.81km**



2206/555 SWANSTON STREET Sold Price **\$350,000** Sold Date **23-Oct-23**
CARLTON VIC 3053

 1  1  -

Distance **0km**

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

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