

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

22/800 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

\$145,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$231,000

Property type

Unit

Suburb

Carlton

Period-from

01 Feb 2020

to

31 Jan 2021

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

605/800 Swanston Street Carlton VIC 3053	\$182,300	14-Nov-20
744/800 Swanston Street Carlton VIC 3053	\$172,500	14-Aug-20

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: 03 February 2021



**605/800 Swanston Street Carlton
VIC 3053**

Sold Price

\$182,300

Sold Date **14-Nov-20**

 1  1  1

Distance -



**744/800 Swanston Street Carlton
VIC 3053**

Sold Price

\$172,500

Sold Date **14-Aug-20**

 1  1  1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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