

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

467/800 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

or range
between

\$199,000

&

\$218,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$399,000

Property type

Unit

Suburb

Carlton

Period-from

01 Mar 2024

to

28 Feb 2025

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

156/800 SWANSTON STREET CARLTON VIC 3053	\$207,000	28-Sep-24
726/800 SWANSTON STREET CARLTON VIC 3053	\$195,000	06-Nov-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: 04 March 2025



**156/800 SWANSTON STREET
CARLTON VIC 3053**

 1  1  -

Sold Price

^{RS}

\$207,000

Sold Date

28-Sep-24

Distance

0km



**726/800 SWANSTON STREET
CARLTON VIC 3053**

 1  1  -

Sold Price

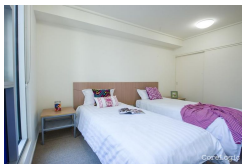
\$195,000

Sold Date

06-Nov-24

Distance

0km



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

 1  1  -

Sold Price

\$180,000

Sold Date

13-May-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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