

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

508/518 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

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$399,000

Property type

Unit

Suburb

Carlton

Period-from

01 Feb 2024

to

31 Jan 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

9/28 LITTLE CARDIGAN STREET CARLTON VIC 3053	\$482,500	26-Nov-24
204/111 LEICESTER STREET CARLTON VIC 3053	\$414,000	08-Sep-24
105A/640 SWANSTON STREET CARLTON VIC 3053	\$388,000	28-Oct-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: 13 February 2025

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**9/28 LITTLE CARDIGAN STREET
CARLTON VIC 3053**

1 1 1

Sold Price

\$482,500

Sold Date **26-Nov-24**

Distance

0.2km



**204/111 LEICESTER STREET
CARLTON VIC 3053**

1 1 1

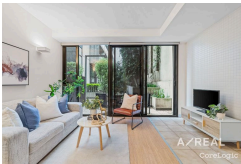
Sold Price

\$414,000

Sold Date **08-Sep-24**

Distance

0.33km



**105A/640 SWANSTON STREET
CARLTON VIC 3053**

1 1 1

Sold Price

\$388,000

Sold Date **28-Oct-24**

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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