

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

529/800 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

\$180,000

&

\$198,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,000

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

726/800 SWANSTON STREET CARLTON VIC 3053	\$195,000	06-Nov-24
4323/550 LYGON STREET CARLTON VIC 3053	\$190,000	08-Nov-24
6314/570 LYGON STREET CARLTON VIC 3053	\$178,000	04-Mar-25

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: 21 March 2025



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

 1  1  -

Sold Price

\$195,000

Sold Date **06-Nov-24**

Distance

0km



**4323/550 LYGON STREET
CARLTON VIC 3053**

 1  1  1

Sold Price

\$190,000

Sold Date **08-Nov-24**

Distance

0.57km



**6314/570 LYGON STREET
CARLTON VIC 3053**

 1  1  -

Sold Price

^{RS}**\$178,000**

Sold Date **04-Mar-25**

Distance

0.62km

RS = Recent sale

UN = Undisclosed Sale

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