

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

535/746 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

\$145,000

&

\$159,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,000

Property type

Unit

Suburb

Carlton

Period-from

01 May 2024

to

30 Apr 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

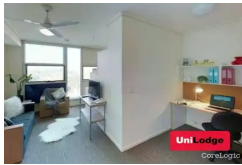
Date of sale

239/800 SWANSTON STREET CARLTON VIC 3053	\$152,500	18-May-25
265/800 SWANSTON STREET CARLTON VIC 3053	\$142,000	01-Apr-25
604/800 SWANSTON STREET CARLTON VIC 3053	\$160,000	13-Feb-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: 27 May 2025



**239/800 SWANSTON STREET
CARLTON VIC 3053**

 1  1  -

Sold Price

^{RS}

\$152,500

Sold Date

18-May-25

Distance

0.14km



**265/800 SWANSTON STREET
CARLTON VIC 3053**

 1  1  -

Sold Price

\$142,000

Sold Date

01-Apr-25

Distance

0.14km



**604/800 SWANSTON STREET
CARLTON VIC 3053**

 1  1  -

Sold Price

\$160,000

Sold Date

13-Feb-25

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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