

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

741/746 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

\$150,000

&

\$165,000

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

441/746 SWANSTON STREET CARLTON VIC 3053	\$141,500	28-Feb-25
239/800 SWANSTON STREET CARLTON VIC 3053	\$152,500	18-May-25
557/800 SWANSTON STREET CARLTON VIC 3053	\$150,000	02-Apr-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: 22 May 2025



**441/746 SWANSTON STREET
CARLTON VIC 3053**

 1  1  -

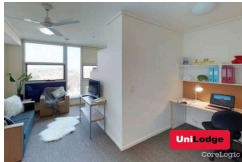
Sold Price

\$141,500

Sold Date **28-Feb-25**

Distance

0km



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

 1  1  -

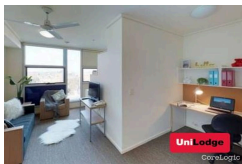
Sold Price

^{RS} **\$152,500**

Sold Date **18-May-25**

Distance

0.14km



**557/800 SWANSTON STREET
CARLTON VIC 3053**

 1  1  -

Sold Price

\$150,000

Sold Date **02-Apr-25**

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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