

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

802/613 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

\$315,000

&

\$335,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$360,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jan 2024

to

31 Dec 2024

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

609/518 SWANSTON STREET CARLTON VIC 3053	\$340,000	10-Sep-24
202/1-19 BOUVERIE STREET CARLTON VIC 3053	\$320,000	24-Oct-24
4713/80 A'BECKETT STREET MELBOURNE VIC 3000	\$325,000	09-Jan-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 January 2025



**609/518 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

Sold Price **\$340,000** Sold Date **10-Sep-24**

Distance **0.1km**

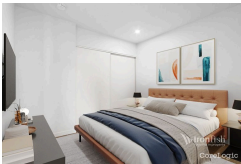


**202/1-19 BOUVERIE STREET
CARLTON VIC 3053**

1 1 -

Sold Price **\$320,000** Sold Date **24-Oct-24**

Distance **0.29km**



**4713/80 A'BECKETT STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price ^{RS} **\$325,000** Sold Date **09-Jan-25**

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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