

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

3109/478 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

\$200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$280,000

Property type

Unit

Suburb

Carlton

Period-from

01 Aug 2019

to

31 Jul 2020

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

3405/478 Swanston Street Carlton VIC 3053	\$230,000	04-Mar-19
3519/478 Swanston Street Carlton VIC 3053	\$205,000	11-Jan-20
703/518 Swanston Street Carlton VIC 3053	\$390,000	26-Jul-19

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 August 2020



**3405/478 Swanston Street Carlton
VIC 3053**

 1  1  -

Sold Price

\$230,000

Sold Date

04-Mar-19

Distance

-



**3519/478 Swanston Street Carlton
VIC 3053**

 1  1  -

Sold Price

\$205,000

Sold Date

11-Jan-20

Distance

-



**703/518 Swanston Street Carlton
VIC 3053**

 1  1  -

Sold Price

\$390,000

Sold Date

26-Jul-19

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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