

806/488 Swanston Street, Carlton Vic 3053



2 Bed - Bath - Car

Property Type: Apartment

Indicative Selling Price

\$260,000

Median House Price

Year ending March 2020: \$490,000

Comparable Properties



61/422 Cardigan Street, Carlton 3053 (VG)

2 Bed - Bath - Car

Price: \$265,000

Method: Sale

Date: 31/03/2020

Property Type: Strata Unit/Flat

Agent Comments: Superior position and location. Similar size. Inferior accommodation.



368/800 Swanston Street, Carlton 3053 (VG)

1 Bed 1 Bath - Car

Price: \$250,600

Method: Sale

Date: 28/02/2020

Property Type: Strata Unit/Flat

Agent Comments: Similar Location and size. Inferior accommodation



1208/408 Lonsdale Street, Melbourne 3000 (REI)

1 Bed 1 Bath - Car

Price: \$250,000

Method: Sold before auction

Date: 06/03/2020

Rooms: 2

Property Type: Apartment

Agent Comments: Superior condition, accommodation. Similar location

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

806/488 Swanston Street, Carlton Vic 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$260,000

Median sale price

Median price

\$490,000

Unit

x

Suburb

Carlton

Period - From

01/04/2019

to

31/03/2020

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
61/422 Cardigan Street, CARLTON 3053	\$265,000	31/03/2020
368/800 Swanston Street, CARLTON 3053	\$250,600	28/02/2020
1208/408 Lonsdale Street, MELBOURNE 3000	\$250,000	06/03/2020

This Statement of Information was prepared on:

14/05/2020 09:42