

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

368/488 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

\$330,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Carlton

Period-from

01 May 2021

to

30 Apr 2022

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

516/488 SWANSTON STREET CARLTON VIC 3053	\$300,000	02-Mar-22
869/488 SWANSTON STREET CARLTON VIC 3053	\$310,000	25-Nov-21
101/455 ELIZABETH STREET MELBOURNE VIC 3000	\$350,000	19-Jan-22

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: 11 May 2022



**516/488 SWANSTON STREET
CARLTON VIC 3053**

 2  1  -

Sold Price **\$300,000** Sold Date **02-Mar-22**

Distance -



**869/488 SWANSTON STREET
CARLTON VIC 3053**

 2  1  -

Sold Price **\$310,000** Sold Date **25-Nov-21**

Distance -



**101/455 ELIZABETH STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$350,000** Sold Date **19-Jan-22**

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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