

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

808D/604 Swanston Street, Carlton, VIC 3053

INDICATIVE SELLING PRICE

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

Single Price \$470,000

MEDIAN SALE PRICE

Median price \$352,500 | Unit | Carlton (3053)

Period - From 1 February 2018 to 31 January 2019 | Source - CoreLogic

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
1006A/640 SWANSTON STREET, CARLTON VIC 3053	\$568,500	11/11/2018
615D/604 SWANSTON STREET, CARLTON VIC 3053	\$525,000	15/08/2018
G1/545 RATHDOWNE STREET, CARLTON VIC 3053	\$495,000	26/09/2018