

## 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 609/518 Swanston Street, Carlton Vic 3053

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$388,000

#### Median sale price

Median price \$447,500

House

Unit

X

Suburb Carlton

Period - From 01/01/2018

to 31/03/2018

Source REIV

#### 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 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
1	1704/25 Therry St MELBOURNE 3000	\$400,000	13/03/2018
2	206/145 Queensberry St CARLTON 3053	\$400,000	29/11/2017
3	1016/118 Franklin St MELBOURNE 3000	\$395,000	21/12/2017

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 six months.

609/518 Swanston Street, Carlton Vic 3053



**Rooms:**

**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$388,000

**Median Unit Price**

March quarter 2018: \$447,500

## Comparable Properties



**1704/25 Therry St MELBOURNE 3000 (VG)**

**Agent Comments**



**Price:** \$400,000

**Method:** Sale

**Date:** 13/03/2018

**Rooms:** -

**Property Type:** Strata Unit/Flat

**206/145 Queensberry St CARLTON 3053 (VG)**

**Agent Comments**



**Price:** \$400,000

**Method:** Sale

**Date:** 29/11/2017

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)

**1016/118 Franklin St MELBOURNE 3000 (VG)**

**Agent Comments**



**Price:** \$395,000

**Method:** Sale

**Date:** 21/12/2017

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)