### 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

Single price \$388,000

#### Median sale price

Median price	\$447,500	Hou	Ise	Unit	Х	Suburb	Carlton
Period - From	01/01/2018	to	31/03/2018		Source	REIV	

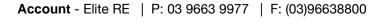
## Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress 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

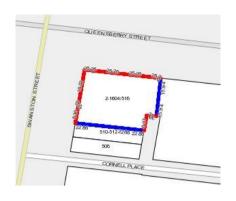
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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**Agent Comments** 

Indicative Selling Price \$388,000 Median Unit Price March quarter 2018: \$447,500

# Comparable Properties



1704/25 Therry St MELBOURNE 3000 (VG)

**二** 1

**-**

**6** -

Price: \$400,000 Method: Sale Date: 13/03/2018

Rooms: -

Property Type: Strata Unit/Flat

**Agent Comments** 

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)

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OIXI

Price: \$395,000 Method: Sale Date: 21/12/2017 Rooms: -

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800





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