

## 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

515/488 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)

Range between \$275,000

&

\$290,000

#### Median sale price

Median price \$500,000

House

Unit

X

Suburb Carlton

Period - From 01/10/2017

to 30/09/2018

Source REIV

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

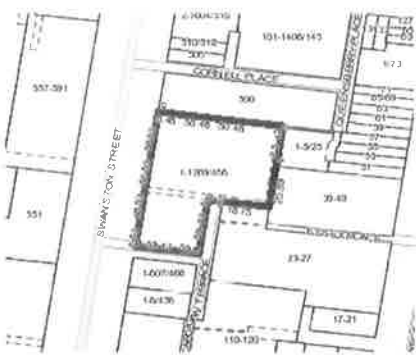
**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	403/488 Swanston St CARLTON 3053	\$275,000	12/09/2018
2	910/488 Swanston St CARLTON 3053	\$275,000	10/09/2018
3	512/488 Swanston St CARLTON 3053	\$268,000	27/07/2018

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.~~

515/488 Swanston Street, Carlton Vic 3053



**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$275,000 - \$290,000  
**Median Unit Price**  
Year ending September 2018: \$500,000

## Comparable Properties



**403/488 Swanston St CARLTON 3053 (VG)** **Agent Comments**



**Price:** \$275,000  
**Method:** Sale  
**Date:** 12/09/2018  
**Rooms:** -  
**Property Type:** Strata Unit/Flat



**910/488 Swanston St CARLTON 3053 (VG)** **Agent Comments**



**Price:** \$275,000  
**Method:** Sale  
**Date:** 10/09/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)

**512/488 Swanston St CARLTON 3053 (VG)** **Agent Comments**



**Price:** \$268,000  
**Method:** Sale  
**Date:** 27/07/2018  
**Rooms:** -  
**Property Type:** Strata Unit/Flat