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	515/488 Swanston Street, Carlton Vic 3053
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$275,000	&	\$290,000

Median sale price

Median price	\$500,000	Hou	lee Bee	Unit	х	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.

Add	dress 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

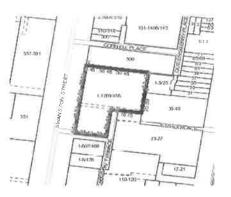
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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P 2 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)

Price: \$275,000 Method: Sale Date: 12/09/2018

Rooms: -

Property Type: Strata Unit/Flat

Agent Comments



910/488 Swanston St CARLTON 3053 (VG)

Price: \$275,000 Method: Sale Date: 10/09/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

512/488 Swanston St CARLTON 3053 (VG)

2

Price: \$268,000 Method: Sale Date: 27/07/2018

Rooms: -

Property Type: Strata Unit/Flat

Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do

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not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.