

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

508/488 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Range between \$245,000 & \$265,000

Median sale price

Median price \$457,500 House Unit X Suburb Carlton

Period - From 01/10/2018 to 31/12/2018 Source REIV

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

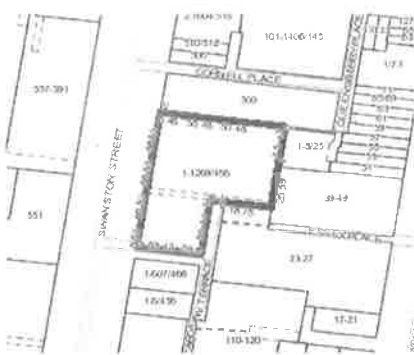
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	515/488 Swanston St CARLTON 3053	\$288,000	20/12/2018
2	762/488 Swanston St CARLTON 3053	\$241,000	20/11/2018
3	607/488 Swanston St CARLTON 3053	\$226,500	01/01/2019

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.~~

508/488 Swanston Street, Carlton Vic 3053



 2  1 

Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$245,000 - \$265,000
Median Unit Price
December quarter 2018: \$457,500

Comparable Properties

515/488 Swanston St CARLTON 3053 (REI) **Agent Comments**

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Price: \$288,000
Method: Private Sale
Date: 20/12/2018
Rooms: -
Property Type: Apartment



762/488 Swanston St CARLTON 3053 (VG) **Agent Comments**

 2  -  -

Price: \$241,000
Method: Sale
Date: 20/11/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

607/488 Swanston St CARLTON 3053 (VG) **Agent Comments**

 2  -  -

Price: \$226,500
Method: Sale
Date: 01/01/2019
Rooms: -
Property Type: House (Res)