

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 3519/488 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 \$220,000 & \$230,000

## Median sale price

Median price \$546,000 Property Type Unit Suburb Carlton

Period - From 01/04/2019 to 30/06/2019 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	308/488 Swanston St CARLTON 3053	\$258,000	06/05/2019
2	21/800 Swanston St CARLTON 3053	\$198,000	22/07/2019
3	443/800 Swanston St CARLTON 3053	\$190,000	06/08/2019

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.~~

This Statement of Information was prepared on: 17/10/2019 14:43

3519/488 Swanston Street, Carlton Vic 3053



 1  1 

**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**  
\$220,000 - \$230,000  
**Median Unit Price**  
June quarter 2019: \$546,000

## Comparable Properties

**308/488 Swanston St CARLTON 3053 (VG)**

**Agent Comments**

 1  -  -

**Price:** \$258,000

**Method:** Sale

**Date:** 06/05/2019

**Property Type:** Strata Unit/Flat



**21/800 Swanston St CARLTON 3053 (VG)**

**Agent Comments**

 1  -  -

**Price:** \$198,000

**Method:** Sale

**Date:** 22/07/2019

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



**443/800 Swanston St CARLTON 3053 (REI/VG)**

**Agent Comments**

 1  1  -

**Price:** \$190,000

**Method:** Private Sale

**Date:** 06/08/2019

**Property Type:** Apartment

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



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 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.