

## 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

809/604 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) (\*Delete single price or range as applicable)

Single Price

\$495,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Unit

Suburb

Carlton

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

### 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 6 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

102/950 Swanston Street Carlton VIC 3053	\$551,000	21-Sep-19
605/123 Pelham Street Carlton VIC 3053	\$545,500	19-Jun-19
514A/640 Swanston Street Carlton VIC 3053	\$625,000	01-Jun-19

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 6 months.~~

This Statement of Information was prepared on: 03 December 2019



**102/950 Swanston Street Carlton  
 VIC 3053**

 2  1  1

Sold Price

**\$551,000**

Sold Date

**21-Sep-19**

Distance

**0.93km**



**605/123 Pelham Street Carlton VIC  
 3053**

 2  1  1

Sold Price

**\$545,500**

Sold Date

**19-Jun-19**

Distance

**0.09km**



**514A/640 Swanston Street Carlton  
 VIC 3053**

 2  1  1

Sold Price

**\$625,000**

Sold Date

**01-Jun-19**

Distance

**0.05km**

RS = Recent sale

UN = Undisclosed Sale

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