

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

2108/555 SWANSTON STREET CARLTON VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$394,500

Property type

Unit

Suburb

Carlton

Period-from

01 Jun 2022

to

31 May 2023

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

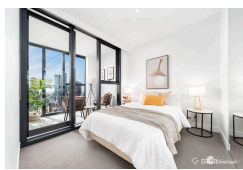
Date of sale

3516/160 VICTORIA STREET CARLTON VIC 3053	\$700,000	03-Jan-23
709/68 LA TROBE STREET MELBOURNE VIC 3000	\$739,200	29-Jan-23
1312/23 BATMAN STREET WEST MELBOURNE VIC 3003	\$690,000	24-Apr-23

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: 29 June 2023



**3516/160 VICTORIA STREET
CARLTON VIC 3053**

 2  2  1

Sold Price **\$700,000** Sold Date **03-Jan-23**

Distance **0.06km**



**709/68 LA TROBE STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$739,200** Sold Date **29-Jan-23**

Distance **0.46km**



**1312/23 BATMAN STREET WEST
MELBOURNE VIC 3003**

 2  2  1

Sold Price **\$690,000** Sold Date **24-Apr-23**

Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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