

# 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 106B/640 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 \$700,000 & \$770,000

### Median sale price

Median price \$392,250 Property Type Unit Suburb Carlton

Period - From 01/01/2024 to 31/03/2024 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	304A/640 Swanston St CARLTON 3053	\$760,000	26/03/2024
2	4/5 Davisons PI MELBOURNE 3000	\$725,800	09/02/2024
3	101/150 Kerr St FITZROY 3065	\$720,000	05/03/2024

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: 18/06/2024 15:10



**Rooms:** 3

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**304A/640 Swanston St CARLTON 3053**  
(REI/VG)



**Price:** \$760,000

**Method:** Private Sale

**Date:** 26/03/2024

**Property Type:** Apartment

Agent Comments

This has an additional bathroom but does not have the large outdoor space.



**4/5 Davisons PI MELBOURNE 3000** (REI/VG)



**Price:** \$725,800

**Method:** Private Sale

**Date:** 09/02/2024

**Property Type:** Apartment

Agent Comments



**101/150 Kerr St FITZROY 3065** (REI)



**Price:** \$720,000

**Method:** Private Sale

**Date:** 05/03/2024

**Property Type:** Apartment

Agent Comments