

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

1204/555 Swanston Street, Carlton Vic 3053
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Indicative selling price

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

Range between

\$470,000

 &

\$500,000

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	1704/483 Swanston St MELBOURNE 3000	\$495,000	16/04/2024
2	806/613 Swanston St CARLTON 3053	\$488,000	18/03/2024
3	4707/81 Abeckett St MELBOURNE 3000	\$480,000	18/03/2024

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:

31/05/2024 15:05

1204/555 Swanston Street, Carlton Vic 3053



Property Type: Unit
Land Size: 63 sqm approx
Agent Comments

Indicative Selling Price
\$470,000 - \$500,000
Median Unit Price
March quarter 2024: \$392,250

Comparable Properties



1704/483 Swanston St MELBOURNE 3000 (VG) Agent Comments



Price: \$495,000
Method: Sale
Date: 16/04/2024
Property Type: Strata Unit/Flat

806/613 Swanston St CARLTON 3053 (VG) Agent Comments



Price: \$488,000
Method: Sale
Date: 18/03/2024
Property Type: Flat/Unit/Apartment (Res)



4707/81 Abeckett St MELBOURNE 3000 (REI) Agent Comments



Price: \$480,000
Method: Private Sale
Date: 18/03/2024
Property Type: Apartment

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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