

## 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

127/800 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

or range  
between

\$150,000

&

\$165,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$340,000

Property type

Unit

Suburb

Carlton

Period-from

01 Dec 2022

to

30 Nov 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

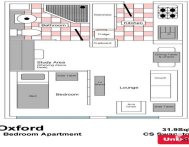
Date of sale

241/800 SWANSTON STREET CARLTON VIC 3053	\$152,500	22-Sep-23
1010/800 SWANSTON STREET CARLTON VIC 3053	\$156,000	07-Aug-23
520/800 SWANSTON STREET CARLTON VIC 3053	\$150,000	22-Mar-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: 06 December 2023



**241/800 SWANSTON STREET  
 CARLTON VIC 3053**

 1  1  -

Sold Price <sup>RS</sup> **\$152,500** <sup>UN</sup> Sold Date **22-Sep-23**

Distance **0km**



**1010/800 SWANSTON STREET  
 CARLTON VIC 3053**

 1  1  -

Sold Price **\$156,000** Sold Date **07-Aug-23**

Distance **0km**



**520/800 SWANSTON STREET  
 CARLTON VIC 3053**

 1  1  -

Sold Price **\$150,000** Sold Date **22-Mar-23**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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