



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

165/488 Swanston Street, Carlton, 3053

Indicative selling price

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

Single price

or range between

\$325,000.00

&

\$350,000.00

Median sale price

Median price

\$414,000.00

Property type

Unit/Apartment

Suburb

CARLTON

Period - From

Jan 2023

to

Dec 2023

Source

REIV

Comparable property sales

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
903/39 Lonsdale St MELBOURNE 3000	\$325,000.00	19/09/2023
332/673 La Trobe St DOCKLANDS 3008	\$335,000.00	15/12/2023
2209/570 Lygon St CARLTON 3053	\$330,000.00	15/08/2023

This Statement of Information was prepared on:

Monday 15th January 2024