

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

208/740 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Range between \$164,000 & \$180,000

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	37/121 Bouverie St CARLTON 3053	\$174,000	07/11/2023
2	219/55 Villiers St NORTH MELBOURNE 3051	\$170,000	28/02/2024
3	201/127 Leicester St CARLTON 3053	\$165,000	01/02/2024

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:

26/04/2024 12:25



Property Type:
Agent Comments

Indicative Selling Price
\$164,000 - \$180,000
Median Unit Price
March quarter 2024: \$392,250

Comparable Properties



37/121 Bouverie St CARLTON 3053 (REI/VG) Agent Comments



Price: \$174,000
Method: Private Sale
Date: 07/11/2023
Property Type: Apartment



219/55 Villiers St NORTH MELBOURNE 3051 (REI/VG) Agent Comments



Price: \$170,000
Method: Private Sale
Date: 28/02/2024
Rooms: 2
Property Type: Apartment
Land Size: 87 sqm approx



201/127 Leicester St CARLTON 3053 (VG) Agent Comments



Price: \$165,000
Method: Sale
Date: 01/02/2024
Property Type: Strata Unit/Flat

Account - VICPROP