

## 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

2212/555 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$320,000

Property type

Unit

Suburb

Carlton

Period-from

01 Mar 2023

to

29 Feb 2024

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

1007A/8 FRANKLIN STREET MELBOURNE VIC 3000	\$600,000	02-Dec-23
1301/555 SWANSTON STREET CARLTON VIC 3053	\$510,000	22-Dec-23
29/538 SWANSTON STREET CARLTON VIC 3053	\$627,000	14-Feb-24

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: 04 March 2024

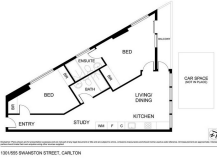


**1007A/8 FRANKLIN STREET  
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$600,000** Sold Date **02-Dec-23**

Distance **0.19km**



**1301/555 SWANSTON STREET  
CARLTON VIC 3053**

2 2 1

Sold Price <sup>RS</sup> **\$510,000**<sup>UN</sup> Sold Date **22-Dec-23**

Distance **0km**



**29/538 SWANSTON STREET  
CARLTON VIC 3053**

2 2 1

Sold Price <sup>RS</sup> **\$627,000** Sold Date **14-Feb-24**

Distance **0.22km**

RS = Recent sale      UN = Undisclosed Sale

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