

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 2413/551 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Single price \$639,000

Median sale price

Median price \$441,000

Property Type Unit

Suburb Carlton

Period - From 01/10/2022

to 30/09/2023

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	2108/555 Swanston St CARLTON 3053	\$650,000	01/08/2023
2	502/393 Spencer St WEST MELBOURNE 3003	\$640,000	11/09/2023
3	1003/105 Batman St WEST MELBOURNE 3003	\$640,000	09/11/2023

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:

07/12/2023 14:31



Property Type:

Agent Comments

Comparable Properties



2108/555 Swanston St CARLTON 3053 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 01/08/2023

Property Type: Apartment



502/393 Spencer St WEST MELBOURNE 3003 (REI/VG)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 11/09/2023

Property Type: Apartment



1003/105 Batman St WEST MELBOURNE 3003 (REI)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 09/11/2023

Property Type: Apartment