## 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

2607/555 Swanston Street, Carlton Vic 3053

## Indicative selling price

	For the m	eaning of	this price	see consume	r.vic.gov.au/	underquoting
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Single price \$570,000

### Median sale price

Median price	\$412,500	Pro	perty Type Uni	t		Suburb	Carlton
Period - From	01/04/2023	to	30/06/2023	] So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2717/555 Swanston St CARLTON 3053	\$570,000	10/06/2023
2			
3			

#### OR

**B**<sup>\*</sup> 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:

25/09/2023 14:03





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Agent Comments





Property Type: Apartment Agent Comments Indicative Selling Price \$570,000 Median Unit Price June quarter 2023: \$412,500

# **Comparable Properties**





Price: \$570,000 Method: Sale Date: 10/06/2023 Property Type: Flat/Unit/Apartment (Res)

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.

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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