

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

2611/551 SWANSTON STREET CARLTON VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$347,500

Property type

Unit

Suburb

Carlton

Period-from

01 May 2023

to

30 Apr 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

2413/555 SWANSTON STREET CARLTON VIC 3053	\$630,000	04-Mar-24
3502/483 SWANSTON STREET MELBOURNE VIC 3000	\$600,000	26-Feb-24
1207/483 SWANSTON STREET MELBOURNE VIC 3000	\$610,000	18-Dec-23

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: 09 May 2024

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**2413/555 SWANSTON STREET
CARLTON VIC 3053**

2 2 1

Sold Price **\$630,000** Sold Date **04-Mar-24**

Distance **0.03km**



**3502/483 SWANSTON STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$600,000** Sold Date **26-Feb-24**

Distance **0.18km**



**1207/483 SWANSTON STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$610,000** Sold Date **18-Dec-23**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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