

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

273/800 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

\$190,000

or range
between

&

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

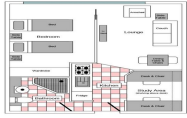
Date of sale

231/800 SWANSTON STREET CARLTON VIC 3053	\$180,000	04-Sep-23
277/800 SWANSTON STREET CARLTON VIC 3053	\$198,000	28-Nov-23
825/800 SWANSTON STREET CARLTON VIC 3053	\$172,500	15-May-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: 22 May 2024



Sutton 1 Bedroom 1 Bathroom Apartment 43/800 Swanston Street Carlton VIC 3053

**231/800 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

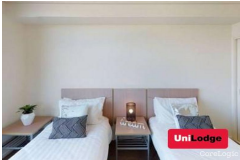
Sold Price

\$180,000

Sold Date **04-Sep-23**

Distance

0km



**277/800 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

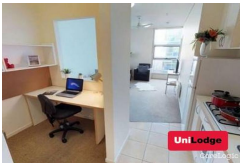
Sold Price

\$198,000

Sold Date **28-Nov-23**

Distance

0km



**825/800 SWANSTON STREET
CARLTON VIC 3053**

1 1 -

Sold Price

^{RS} **\$172,500** ^{UN}

Sold Date **15-May-24**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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