

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

309/570 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

\$280,000

&

\$305,000

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

406/570 SWANSTON STREET CARLTON VIC 3053	\$295,000	26-Jan-24
717/570 SWANSTON STREET CARLTON VIC 3053	\$295,000	07-Apr-24
713/570 SWANSTON STREET CARLTON VIC 3053	\$288,000	30-Nov-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: 24 May 2024



**406/570 SWANSTON STREET
CARLTON VIC 3053**

2 1 -

Sold Price **\$295,000** Sold Date **26-Jan-24**

Distance **0km**



**717/570 SWANSTON STREET
CARLTON VIC 3053**

2 1 -

Sold Price ^{RS} **\$295,000** Sold Date **07-Apr-24**

Distance **0.02km**



**713/570 SWANSTON STREET
CARLTON VIC 3053**

2 1 -

Sold Price **\$288,000** Sold Date **30-Nov-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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