

# 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 310/950 Swanston Street, Carlton Vic 3053

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$940,000 & \$990,000

### Median sale price

Median price \$414,000 Property Type Unit Suburb Carlton

Period - From 01/01/2023 to 31/12/2023 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	4/42 Grattan PI CARLTON 3053	\$987,500	24/02/2024
2	308/600 Nicholson St FITZROY NORTH 3068	\$965,000	14/03/2024
3			

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: 27/03/2024 14:24

310/950 Swanston Street, Carlton Vic 3053



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$940,000 - \$990,000  
**Median Unit Price**  
Year ending December 2023: \$414,000

## Comparable Properties



**4/42 Grattan PI CARLTON 3053 (REI)**

Agent Comments



**Price:** \$987,500  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** Apartment



**308/600 Nicholson St FITZROY NORTH 3068 (REI)**

Agent Comments



**Price:** \$965,000  
**Method:** Sold Before Auction  
**Date:** 14/03/2024  
**Property Type:** Townhouse (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 - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161**



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