

# 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 415D/604 Swanston St, Carlton 3053

### Indicative selling price

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

Between \$420,000 & \$460,000

### Median sale price

Median price \$385,500 Property type *Apartment* Suburb Carlton

Period - From 6.4.23 to 6.10.23 Source REIV

### Comparable property sales

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. 102/111 Leicester St, Carlton	\$440,000	31/8/23
2. 511d/604 Swanston St, Carlton	\$400,000	21/8/23
3. 442 Cardigan St, Carlton	\$505,712	16/6/23

This Statement of Information was prepared on: 6.10.2023