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

415D/604 Swanston Street, Carlton Vic 3053

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$400,000		&		\$425,000			
Median sale pi	rice							
Median price	\$411,250	Pro	operty Type	Unit			Suburb	Carlton
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	703D/604 Swanston St CARLTON 3053	\$445,000	02/12/2023
2	3209/288 Spencer St MELBOURNE 3000	\$415,000	19/04/2024
3	808/518 Swanston St CARLTON 3053	\$400,000	06/02/2024

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:

09/05/2024 10:44







Property Type: Strata Unit/Flat Agent Comments

Indicative Selling Price \$400,000 - \$425,000 Median Unit Price Year ending March 2024: \$411,250

Comparable Properties





703D/604 Swanston St CARLTON 3053 (REI/VG)



Price: \$445,000 Method: Private Sale Date: 02/12/2023 Property Type: Apartment Agent Comments

3209/288 Spencer St MELBOURNE 3000 (REI) Agent Comments



Price: \$415,000 Method: Private Sale Date: 19/04/2024 Property Type: Apartment

808/518 Swanston St CARLTON 3053 (REI)



LTON 3053 (REI) Agent Co

Agent Comments

Price: \$400,000 Method: Private Sale Date: 06/02/2024 Property Type: Apartment

Account - Bow Residential | P: (03) 8672 2942





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