

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

402/800 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

or range
between

\$190,000

&

\$210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$337,500

Property type

Unit

Suburb

Carlton

Period-from

01 Apr 2023

to

31 Mar 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

530/800 SWANSTON STREET CARLTON VIC 3053	\$198,000	29-Nov-23
713/800 SWANSTON STREET CARLTON VIC 3053	\$184,000	14-Nov-23
304/800 SWANSTON STREET CARLTON VIC 3053	\$155,000	29-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: 15 April 2024

Jackie Lin
 P 0393403300
 M 0416295128
 E admin@internationalequities.com.au



**530/800 SWANSTON STREET
 CARLTON VIC 3053**

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Sold Price **\$198,000** Sold Date **29-Nov-23**

Distance **0.02km**



**713/800 SWANSTON STREET
 CARLTON VIC 3053**

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Sold Price **\$184,000** Sold Date **14-Nov-23**

Distance **0km**



**304/800 SWANSTON STREET
 CARLTON VIC 3053**

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Sold Price **\$155,000** Sold Date **29-Nov-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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