

## 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

431/800 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$160,000

&

\$175,000

### 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

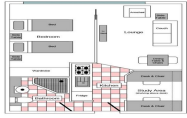
Date of sale

|  |           |           |
|--|-----------|-----------|
| 231/800 SWANSTON STREET CARLTON VIC 3053 | \$180,000 | 04-Sep-23 |
| 648/800 SWANSTON STREET CARLTON VIC 3053 | \$185,000 | 22-Sep-23 |
| 825/800 SWANSTON STREET CARLTON VIC 3053 | \$172,500 | 15-May-24 |

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: 16 May 2024



Sutton 2 Bedroom 2 Bathroom Apartment  
43/800 Swanston Street  
CoreLogic

## 231/800 SWANSTON STREET CARLTON VIC 3053

1 1 -

Sold Price

**\$180,000**

Sold Date **04-Sep-23**

Distance

**0km**



## 648/800 SWANSTON STREET CARLTON VIC 3053

1 1 -

Sold Price

**\$185,000**

Sold Date **22-Sep-23**

Distance

**0.02km**



## 825/800 SWANSTON STREET CARLTON VIC 3053

1 1 -

Sold Price

<sup>RS</sup> **\$172,500** <sup>UN</sup>

Sold Date **15-May-24**

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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