

## 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

632/746 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

\$170,000

&

\$187,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$335,000

Property type

Unit

Suburb

Carlton

Period-from

01 Mar 2023

to

29 Feb 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

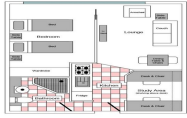
Date of sale

231/800 SWANSTON STREET CARLTON VIC 3053	\$180,000	04-Sep-23
277/800 SWANSTON STREET CARLTON VIC 3053	\$198,000	28-Nov-23
446/800 SWANSTON STREET CARLTON VIC 3053	\$188,000	08-Dec-23

OR

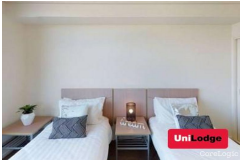
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 07 March 2024


 Sutton 1 Bedroom 1 Bathroom Apartment 43/800/81  
 CoreLogic

**231/800 SWANSTON STREET  
CARLTON VIC 3053**
 1  1  -

 Sold Price **\$180,000** Sold Date **04-Sep-23**

 Distance **0.13km**

**277/800 SWANSTON STREET  
CARLTON VIC 3053**
 1  1  -

 Sold Price **\$198,000** Sold Date **28-Nov-23**

 Distance **0.13km**

**446/800 SWANSTON STREET  
CARLTON VIC 3053**
 1  1  -

 Sold Price <sup>RS</sup> **\$188,000** <sup>UN</sup> Sold Date **08-Dec-23**

 Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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