

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

708/555 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

\$575,000

or range
between

&

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

2413/555 SWANSTON STREET CARLTON VIC 3053	\$630,000	04-Mar-24
1007A/8 FRANKLIN STREET MELBOURNE VIC 3000	\$600,000	02-Dec-23
29/538 SWANSTON STREET CARLTON VIC 3053	\$627,000	14-Feb-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: 20 March 2024

**2413/555 SWANSTON STREET
CARLTON VIC 3053**

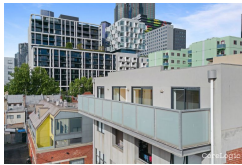
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Sold Price

RS **\$630,000** Sold Date **04-Mar-24**Distance **0km****1007A/8 FRANKLIN STREET
MELBOURNE VIC 3000**

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Sold Price

RS **\$600,000** Sold Date **02-Dec-23**Distance **0.19km****29/538 SWANSTON STREET
CARLTON VIC 3053**

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Sold Price

RS **\$627,000** Sold Date **14-Feb-24**Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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