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 | 708/740 Swanston Street, Carlton Vic 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between | $200,000 | & | $220,000

Median sale price

Median price | $414,000 | Property Type | Unit | Suburb | Carlton

Period - From | 01/01/2023 | to | 31/12/2023 | Source | 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.

	Address of comparable property	Price	Date of sale
1	721/528 Swanston St CARLTON 3053	$210,000	28/07/2023
2	1207/131 Pelham St CARLTON 3053	$205,000	05/01/2024
3	801/800 Swanston St CARLTON 3053	$200,000	27/11/2023

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: | 24/01/2024 15:54

CONSUMER AFFAIRS VICTORIA

GEMREALTY

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Property Type: Apartment

Agent Comments

Indicative Selling Price
$200,000 - $220,000
Median Unit Price
Year ending December 2023: $414,000

Comparable Properties

721/528 Swanston St CARLTON 3053 (REI/VG)

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Price: $210,000
Method: Private Sale
Date: 28/07/2023
Rooms: 2
Property Type: Apartment

Agent Comments

1207/131 Pelham St CARLTON 3053 (REI)

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Price: $205,000
Method: Private Sale
Date: 05/01/2024
Property Type: Apartment

Agent Comments

801/800 Swanston St CARLTON 3053 (REI)

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Price: $200,000
Method: Private Sale
Date: 27/11/2023
Property Type: Apartment

Agent Comments

Account - Gem Realty

REIV
THE DIFFERENCE

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