# 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

403/518 Swanston Street, Carlton Vic 3053

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	/underquot	ting		
Range betweer	\$310,000		&		\$340,000			
Median sale p	rice							
Median price	\$414,000	Pro	operty Type	Unit			Suburb	Carlton
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	306/518 Swanston St CARLTON 3053	\$353,000	27/11/2023
2	605/518 Swanston St CARLTON 3053	\$335,000	02/02/2024
3	116/800 Swanston St CARLTON 3053	\$315,000	13/02/2024

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:

22/02/2024 14:07



403/518 Swanston Street, Carlton Vic 3053







**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$310,000 - \$340,000 Median Unit Price Year ending December 2023: \$414,000

# **Comparable Properties**



306/518 Swanston St CARLTON 3053 (REI/VG) Agent Comments



Price: \$353,000 Method: Private Sale Date: 27/11/2023 Property Type: Apartment



605/518 Swanston St CARLTON 3053 (REI)

Agent Comments



Price: \$335,000 Method: Private Sale Date: 02/02/2024 Property Type: Apartment

116/800 Swanston St CARLTON 3053 (REI)



I) Agent Comments



Price: \$315,000 Method: Private Sale Date: 13/02/2024 Property Type: Apartment

### Account - Jellis Craig | P: 03 9864 5000



propertydata

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