

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$310,000 & \$340,000

### 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	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



 1  1  0

**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

 1  1  -

**Price:** \$353,000

**Method:** Private Sale

**Date:** 27/11/2023

**Property Type:** Apartment



**605/518 Swanston St CARLTON 3053 (REI)** Agent Comments

 1  1  -

**Price:** \$335,000

**Method:** Private Sale

**Date:** 02/02/2024

**Property Type:** Apartment



**116/800 Swanston St CARLTON 3053 (REI)** Agent Comments

 2  1  -

**Price:** \$315,000

**Method:** Private Sale

**Date:** 13/02/2024

**Property Type:** Apartment

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