

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 910/528 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Single price \$218,000

Median sale price

Median price \$505,000

Property Type Unit

Suburb Carlton

Period - From 01/01/2022

to 31/03/2022

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	506/53 Batman St WEST MELBOURNE 3003	\$230,000	20/01/2022
2	1801/181 Abeckett St MELBOURNE 3000	\$220,000	29/03/2022
3	3011/590 Lygon St CARLTON 3053	\$220,000	06/05/2022

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:

22/06/2022 18:38



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Rooms: 2
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$218,000
Median Unit Price
 March quarter 2022: \$505,000

Comparable Properties



506/53 Batman St WEST MELBOURNE 3003
 (REI/VG)

Agent Comments

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Price: \$230,000
Method: Private Sale
Date: 20/01/2022
Property Type: Apartment

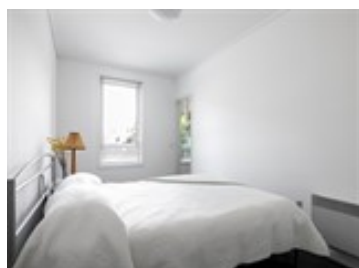


1801/181 Abeckett St MELBOURNE 3000
 (REI/VG)

Agent Comments

 1
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Price: \$220,000
Method: Private Sale
Date: 29/03/2022
Property Type: Apartment



3011/590 Lygon St CARLTON 3053 (REI)

Agent Comments

 1
  1
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Price: \$220,000
Method: Private Sale
Date: 06/05/2022
Property Type: Apartment

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