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	601/613 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~~		or range between	$290,000	&	$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$357,000	Property type	Unit	Suburb	Carlton
Period-from	01 Jul 2022	to	30 Jun 2023	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
605/613 SWANSTON STREET CARLTON VIC 3053	$340,000	23-Sep-22
607/613 SWANSTON STREET CARLTON VIC 3053	$320,000	16-Feb-23
613/613 SWANSTON STREET CARLTON VIC 3053	$328,000	19-Dec-22

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: 21 July 2023

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605/613 SWANSTON STREET CARLTON VIC 3053

1 1 -

Sold Price **$340,000** Sold Date **23-Sep-22**

Distance **0km**

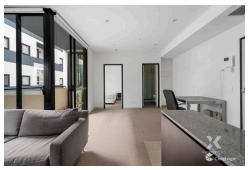


607/613 SWANSTON STREET CARLTON VIC 3053

1 1 -

Sold Price **$320,000** Sold Date **16-Feb-23**

Distance **0km**



613/613 SWANSTON STREET CARLTON VIC 3053

1 1 -

Sold Price **$328,000** Sold Date **19-Dec-22**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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