

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

1007D/604-640 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

\$500,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Carlton

Period-from

01 Feb 2022

to

31 Jan 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

503B/640 SWANSTON STREET CARLTON VIC 3053	\$605,000	08-Aug-22
502A/640 SWANSTON STREET CARLTON VIC 3053	\$700,000	24-Jun-22
301C/640 SWANSTON STREET CARLTON VIC 3053	\$549,000	17-Sep-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: 22 February 2023



**503B/640 SWANSTON STREET
CARLTON VIC 3053**

2 1 1

Sold Price

\$605,000 Sold Date **08-Aug-22**

Distance **0.06km**



**502A/640 SWANSTON STREET
CARLTON VIC 3053**

2 1 1

Sold Price

\$700,000 Sold Date **24-Jun-22**

Distance **0.05km**



**301C/640 SWANSTON STREET
CARLTON VIC 3053**

2 1 1

Sold Price

\$549,000 Sold Date **17-Sep-22**

Distance **0.1km**



**804/123 PELHAM STREET
CARLTON VIC 3053**

2 1 1

Sold Price

\$588,000 Sold Date **28-Jun-22**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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