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	706/466 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Single price $149,500

Median sale price

Median price $297,250 Property Type Unit Suburb Carlton

Period - From 01/10/2022 to 31/12/2022 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.

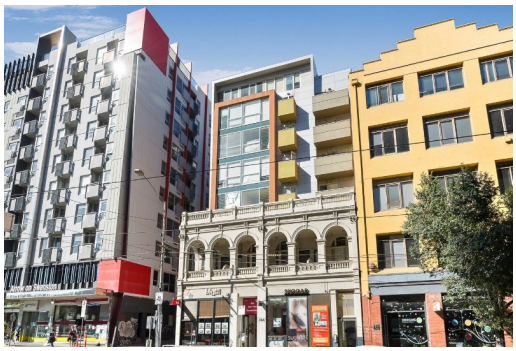
	Address of comparable property	Price	Date of sale
1	433/740 Swanston St CARLTON 3053	$190,000	25/01/2023
2	452/800 Swanston St CARLTON 3053	$160,000	29/11/2022
3	5/800 Swanston St CARLTON 3053	$140,000	20/12/2022

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: 14/04/2023 14:21

706/466 Swanston Street, Carlton Vic 3053



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$149,500
Median Unit Price
December quarter 2022: $297,250

Comparable Properties



433/740 Swanston St CARLTON 3053 (REI)

1 1 -

Agent Comments

Price: $190,000
Method: Private Sale
Date: 25/01/2023
Property Type: Apartment

452/800 Swanston St CARLTON 3053 (VG)

1 - -

Agent Comments

Price: $160,000
Method: Sale
Date: 29/11/2022
Property Type: Strata Unit/Flat

5/800 Swanston St CARLTON 3053 (VG)

1 - -

Agent Comments

Price: $140,000
Method: Sale
Date: 20/12/2022
Property Type: Strata Unit/Flat

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

REIV THE DIFFERENCE

propertydata .com.au

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