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	705/640 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Range between $690,000 & $750,000

Median sale price

Median price $571,250 Property Type Unit Suburb Carlton

Period - From 01/04/2021 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	810A/640 Swanston St CARLTON 3053	$805,000	04/01/2022
2	302/668 Swanston St CARLTON 3053	$720,000	09/02/2022
3	405B/640 Swanston St CARLTON 3053	$695,000	27/01/2022

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: 20/05/2022 15:48

705/640 Swanston Street, Carlton Vic 3053



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$690,000 - $750,000
Median Unit Price
Year ending March 2022: $571,250

Comparable Properties



810A/640 Swanston St CARLTON 3053 (REI)

2 1 2

Price: $805,000
Method: Private Sale
Date: 04/01/2022
Property Type: Apartment

Agent Comments



302/668 Swanston St CARLTON 3053 (REI)

2 2 1

Price: $720,000
Method: Private Sale
Date: 09/02/2022
Property Type: Apartment

Agent Comments

405B/640 Swanston St CARLTON 3053 (REI)

2 1 1

Price: $695,000
Method: Private Sale
Date: 27/01/2022
Property Type: Apartment

Agent Comments

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