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	403/740 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	$190,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$477,499	Property type	Unit	Suburb	Carlton
Period-from	01 Dec 2021	to	30 Nov 2022	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
224/800 SWANSTON STREET CARLTON VIC 3053	$175,000	07-Oct-22
258/800 SWANSTON STREET CARLTON VIC 3053	$195,000	09-Aug-22
711/131 PELHAM STREET CARLTON VIC 3053	$175,000	12-Nov-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: 15 December 2022

Jesse Lorenz
M 0403 142 119
E jesse.lorenz@belleproperty.com



224/800 SWANSTON STREET CARLTON VIC 3053

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Sold Price **$175,000** Sold Date **07-Oct-22**

Distance **0.14km**



258/800 SWANSTON STREET CARLTON VIC 3053

1 1 -

Sold Price RS **$195,000** UN Sold Date **09-Aug-22**

Distance **0.14km**



711/131 PELHAM STREET CARLTON VIC 3053

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Sold Price **$175,000** Sold Date **12-Nov-22**

Distance **0.43km**

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

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