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	408/740 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Single price $137,000

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	303/50 Barry St CARLTON 3053	$150,000	07/10/2022
2	411/127-133 Leicester St CARLTON 3053	$140,000	15/11/2022
3	310/127 Leicester St CARLTON 3053	$130,000	01/12/2022

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: 27/01/2023 08:07

408/740 Swanston Street, Carlton Vic 3053



1 1

Property Type:
Agent Comments

Indicative Selling Price
$137,000
Median Unit Price
December quarter 2022: $297,250

Comparable Properties



303/50 Barry St CARLTON 3053 (REI)

1 1 -

Price: $150,000
Method: Private Sale
Date: 07/10/2022
Property Type: Apartment

Agent Comments



411/127-133 Leicester St CARLTON 3053 (REI)

1 1 -

Price: $140,000
Method: Private Sale
Date: 15/11/2022
Property Type: Apartment

Agent Comments



310/127 Leicester St CARLTON 3053 (VG)

1 - -

Price: $130,000
Method: Sale
Date: 01/12/2022
Property Type: Strata Unit/Flat

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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