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	804/518 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Range between $420,000 & $440,000

Median sale price

Median price $513,500 Property Type Unit Suburb Carlton

Period - From 25/11/2020 to 24/11/2021 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	613/123 Pelham St CARLTON 3053	$440,000	21/07/2021
2	807/518 Swanston St CARLTON 3053	$430,000	25/06/2021
3	415/1 Bouverie St CARLTON 3053	$410,000	03/08/2021

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: 25/11/2021 12:11

804/518 Swanston Street, Carlton Vic 3053



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$420,000 - $440,000
Median Unit Price
25/11/2020 - 24/11/2021: $513,500

Comparable Properties

613/123 Pelham St CARLTON 3053 (VG)

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Agent Comments

Price: $440,000
Method: Sale
Date: 21/07/2021
Property Type: Flat/Unit/Apartment (Res)

807/518 Swanston St CARLTON 3053 (VG)

2 - -

Agent Comments

Price: $430,000
Method: Sale
Date: 25/06/2021
Property Type: Flat/Unit/Apartment (Res)



415/1 Bouverie St CARLTON 3053 (REI/VG)

2 1 -

Agent Comments

Price: $410,000
Method: Private Sale
Date: 03/08/2021
Property Type: Apartment

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

REIV THE DIFFERENCE | propertydata.com.au

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