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	1419/555 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Single price $385,000

Median sale price

Median price $550,000 Property Type Unit Suburb Carlton

Period - From 01/10/2024 to 31/12/2024 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	1105/139 Bourke St MELBOURNE 3000	$420,000	04/09/2024
2	602/270 King St MELBOURNE 3000	$410,000	02/09/2024
3	1419/555 Swanston St CARLTON 3053	$452,000	26/08/2011

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: 13/02/2025 11:32

1419/555 Swanston Street, Carlton Vic 3053



2 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price
$385,000
Median Unit Price
December quarter 2024: $550,000

Comparable Properties



1105/139 Bourke St MELBOURNE 3000 (REI/VG)

2 1 -

Price: $420,000
Method: Private Sale
Date: 04/09/2024
Property Type: Apartment

Agent Comments



602/270 King St MELBOURNE 3000 (REI/VG)

2 1 -

Price: $410,000
Method: Private Sale
Date: 02/09/2024
Property Type: Unit

Agent Comments

1419/555 Swanston St CARLTON 3053 (VG)

- - -

Price: $452,000
Method: Sale
Date: 26/08/2011
Property Type: Strata Unit/Flat

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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