

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

1204/555 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Single price

\$438,500

Median sale price

Median price

\$568,000

Property Type

Unit

Suburb

Carlton

Period - From

01/04/2024

to

30/06/2024

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	2201/500 Elizabeth St MELBOURNE 3000	\$433,000	14/06/2024
2	2816/555 Swanston St CARLTON 3053	\$428,000	18/05/2024
3	704/483 Swanston St MELBOURNE 3000	\$430,000	13/05/2024

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:

30/07/2024 14:20

1204/555 Swanston Street, Carlton Vic 3053



2 2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$438,500
Median Unit Price
June quarter 2024: \$568,000

Comparable Properties



2201/500 Elizabeth St MELBOURNE 3000 (REI/VG) Agent Comments

2 1 -

Price: \$433,000
Method: Private Sale
Date: 14/06/2024
Property Type: Apartment

2816/555 Swanston St CARLTON 3053 (VG) Agent Comments

2 - -

Price: \$428,000
Method: Sale
Date: 18/05/2024
Property Type: Flat/Unit/Apartment (Res)



704/483 Swanston St MELBOURNE 3000 (VG) Agent Comments

2 - -

Price: \$430,000
Method: Sale
Date: 13/05/2024
Property Type: Flat/Unit/Apartment (Res)

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



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