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	2718/555 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Single price $399,000

Median sale price

Median price $472,000 Property Type Unit Suburb Carlton

Period - From 01/01/2022 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	1107/380 Little Lonsdale St MELBOURNE 3000	$438,000	03/01/2023
2	1905A/8 Franklin St MELBOURNE 3000	$410,000	03/12/2022
3	510/270 King St MELBOURNE 3000	$410,000	17/12/2022

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: 07/02/2023 13:32

2718/555 Swanston Street, Carlton Vic 3053

David Vraca
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2 1 0

Property Type: Apartment

Agent Comments

Indicative Selling Price
$399,000
Median Unit Price
Year ending December 2022: $472,000

Comparable Properties

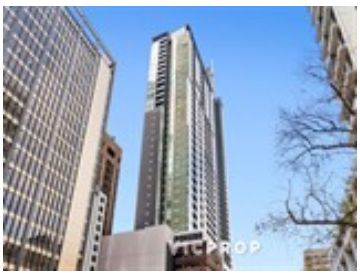


1107/380 Little Lonsdale St MELBOURNE 3000 (REI/VG)

2 1 -

Price: $438,000
Method: Private Sale
Date: 03/01/2023
Property Type: Apartment
Land Size: 66 sqm approx

Agent Comments



1905A/8 Franklin St MELBOURNE 3000 (REI/VG)

2 1 -

Price: $410,000
Method: Private Sale
Date: 03/12/2022
Property Type: Apartment

Agent Comments



510/270 King St MELBOURNE 3000 (REI)

2 1 -

Price: $410,000
Method: Private Sale
Date: 17/12/2022
Property Type: Apartment

Agent Comments

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