

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 712/488 Swanston Street, Carlton Vic 3053

Indicative selling price

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

Range between \$220,000 & \$242,000

Median sale price*

Median price Property Type Suburb Carlton

Period - From to Source

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	102/18 Finlay PI CARLTON 3053	\$250,000	16/09/2020
2	3811/478 Swanston St CARLTON 3053	\$250,000	06/06/2020
3	105/18 Finlay PI CARLTON 3053	\$231,000	17/10/2020

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: 25/11/2020 11:59

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Property Type:

Agent Comments

Indicative Selling Price
\$220,000 - \$242,000
No median price available

Comparable Properties

102/18 Finlay PI CARLTON 3053 (VG)

Agent Comments



Price: \$250,000

Method: Sale

Date: 16/09/2020

Property Type: Serviced Apartments/Holiday Units (Res)

Land Size: 740 sqm approx

3811/478 Swanston St CARLTON 3053 (VG)

Agent Comments



Price: \$250,000

Method: Sale

Date: 06/06/2020

Property Type: Strata Unit/Flat

105/18 Finlay PI CARLTON 3053 (VG)

Agent Comments



Price: \$231,000

Method: Sale

Date: 17/10/2020

Property Type: Strata Unit/Flat