

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

406/668 SWANSTON STREET CARLTON VIC 3053

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$342,500

Property type

Unit

Suburb

Carlton

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

306/668 SWANSTON STREET CARLTON VIC 3053	\$556,000	13-Aug-24
707/111 LEICESTER STREET CARLTON VIC 3053	\$585,500	01-Aug-24
14/121 RATHDOWNE STREET CARLTON VIC 3053	\$575,000	30-Aug-24

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 6 months.~~

This Statement of Information was prepared on: 14 October 2024



**306/668 SWANSTON STREET
CARLTON VIC 3053**

2 1 1

Sold Price

^{RS}

\$556,000

Sold Date

13-Aug-24

Distance

0km



**707/111 LEICESTER STREET
CARLTON VIC 3053**

2 1 1

Sold Price

\$585,500

Sold Date

01-Aug-24

Distance

0.45km



**14/121 RATHDOWNE STREET
CARLTON VIC 3053**

2 1 1

Sold Price

^{RS}

\$575,000

Sold Date

30-Aug-24

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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