

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

267/488 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

\$275,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$390,000

Property type

Unit

Suburb

Carlton

Period-from

01 Jan 2019

to

31 Dec 2019

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

648/139-143 Lonsdale Street Melbourne VIC 3000	\$265,000	01-Aug-19
GROUND FLOOR/35-41 Lonsdale Street Melbourne VIC 3000	\$250,000	26-Nov-19
521/585 La Trobe Street Melbourne VIC 3000	\$270,000	02-Aug-19

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: 28 January 2020



**648/139-143 Lonsdale Street
Melbourne VIC 3000**

 2  1  -

Sold Price

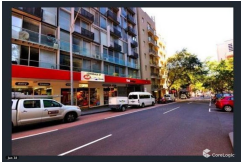
\$265,000

Sold Date

01-Aug-19

Distance

0.71km



**GROUND FLOOR/35-41 Lonsdale
Street Melbourne VIC 3000**

 2  1  1

Sold Price

\$250,000

Sold Date

26-Nov-19

Distance

0.83km



**521/585 La Trobe Street Melbourne
VIC 3000**

 2  1  -

Sold Price

\$270,000

Sold Date

02-Aug-19

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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