

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

2401/555 Swanston Street, Carlton Vic 3053

### Indicative selling price

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

Single price

or range between

\$530,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$367,000

\*House

\*Unit

Suburb

Carlton

Period - From

1/1/2017

to

31/12/2017

Source

Realestate.com.au

### Comparable property sales

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
2916/551 Swanston Street, Carlton Vic 3053	\$535,000	8/1/2018
2318/555 Swanston Street, Carlton Vic 3053	\$480,000	18/12/2017
2303/8 Franklin Street,,Melbourne, Vic 3000	\$560,000	1/2/2018