

518 Swanston Street, Carlton Vic 3053

David Say  
9600 2192  
0428 114 431  
dsay@hockingstuart.com.au



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**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Land Size:** 44  
**Agent Comments**

**Indicative Selling Price**  
\$410,000 - \$425,000  
**Median Unit Price**  
Year ending March 2017: \$419,000

## Comparable Properties



**1211/250 Elizabeth St MELBOURNE 3000 (REI/VG)**

**Agent Comments**

 1  1  -

**Price:** \$410,000  
**Method:** Private Sale  
**Date:** 04/03/2017  
**Rooms:** 2  
**Property Type:** Apartment  
**Land Size:**



**306/106-110 Queensberry St CARLTON 3053 (REI)**

**Agent Comments**

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**Price:** \$415,000  
**Method:** Private Sale  
**Date:** 28/02/2017  
**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:**



**801/155 Franklin St MELBOURNE 3000 (REI/VG)**

**Agent Comments**

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**Price:** \$395,000  
**Method:** Private Sale  
**Date:** 01/02/2017  
**Rooms:** 2  
**Property Type:** Unit  
**Land Size:**

## 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

518 Swanston Street, Carlton Vic 3053

### Indicative selling price

For the meaning of this price see [consumer.vic.gov/underquoting](http://consumer.vic.gov/underquoting)

Range between \$410,000 & \$425,000

### Median sale price

Median price \$419,000

Unit X

Suburb Carlton

Period - From 01/04/2016 to 31/03/2017

Source REIV

### Comparable property sales

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
1211/250 Elizabeth St MELBOURNE 3000	\$410,000	04/03/2017
306/106-110 Queensberry St CARLTON 3053	\$415,000	28/02/2017
801/155 Franklin St MELBOURNE 3000	\$395,000	01/02/2017