



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

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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)



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

Agent Comments



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





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)



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

Agent Comments

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property



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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

Range betweer	n \$410,000			&	\$425,000		
Median sale p	rice						
Median price	\$419,000		Unit	х	Sul	burb	Carlton
Period - From	01/04/2016	to	31/0	3/2017	Source	REIN	/

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

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REIV



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