
STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

1818/551 Swanston Street, Carlton, VIC 3053

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$460,000 & \$500,000

MEDIAN SALE PRICE

Median price \$390,000 | House | Melbourne (3000)

Period - From 7 September 2016 to 7 September 2017 | Source - PropertyDate.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
1908/7 KATHERINE PL, MELBOURNE VIC 3000	\$412,000	23/08/2017
4305/639 LONSDALE ST, MELBOURNE VIC 3000	\$490,000	23/08/2017
411/181 EXHIBITION ST, MELBOURNE VIC 3000	\$547,500	18/08/2017