



Comparable Sales

Final Preview

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

107/466 Swanston Street Carlton VIC 3053



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Indicative selling price

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

Single Price

\$250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$254,300

Property type

Unit

Suburb

Carlton

Period-from

01 Oct 2019

to

30 Sep 2020

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
601/466 Swanston Street Carlton VIC 3053	\$220,000	11-Feb-19
162/488 Swanston Street Carlton VIC 3053	\$165,000	10-Oct-19
3405/478 Swanston Street Carlton VIC 3053	\$230,000	04-Mar-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.



Carol Ng

M 0458883808

E carol.ng@dpgproperty.com



601/466 Swanston Street Carlton
VIC 3053

Sold Price

\$220,000

Sold Date

11-Feb-19

1 1 -

Distance

-



162/488 Swanston Street Carlton
VIC 3053

Sold Price

\$165,000

Sold Date

10-Oct-19

1 1 1

Distance

0.05km



3405/478 Swanston Street Carlton
VIC 3053

Sold Price

\$230,000

Sold Date

04-Mar-19

1 1 -

Distance

0.05km

RS = Recent sale **UN** = Undisclosed Sale

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