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

531/746 Swanston Street, Carlton Vic 3053

Indicative selling price

| i or the meaning of the processe consumer to get ad, and equoting | For the | meaning | of this | price see | consumer.vic.gov.au/underquoting |
|---|---------|---------|---------|-----------|----------------------------------|
|---|---------|---------|---------|-----------|----------------------------------|

Single price \$180,000

Median sale price

| Median price | \$509,500 | Pro | operty Type Unit | t | | Suburb | Carlton |
|---------------|------------|-----|------------------|-----|------|--------|---------|
| Period - From | 01/04/2024 | to | 31/03/2025 | Sou | urce | REIV | |

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ado | dress of comparable property | Price | Date of sale |
|-----|-------------------------------------|-----------|--------------|
| 1 | 273/800 Swanston St CARLTON 3053 | \$187,000 | 31/03/2025 |
| 2 | 6314/570 Lygon St CARLTON 3053 | \$178,000 | 04/03/2025 |
| 3 | 22/43-51 Lonsdale St MELBOURNE 3000 | \$180,000 | 06/12/2024 |

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 six months.

This Statement of Information was prepared on:

06/06/2025 16:24



531/746 Swanston Street, Carlton Vic 3053







Property Type: Agent Comments Indicative Selling Price \$180,000 Median Unit Price Year ending March 2025: \$509,500

Comparable Properties

| 273/800 Swanston St CARLTON 3053 (REI) Image: 1 Image: 1 Price: \$187,000 Method: Private Sale Date: 31/03/2025 Property Type: Apartment | Agent Comments |
|--|----------------|
| 6314/570 Lygon St CARLTON 3053 (REI) 1 1 1 Price: \$178,000 Method: Private Sale Date: 04/03/2025 Property Type: Apartment | Agent Comments |
| 22/43-51 Lonsdale St MELBOURNE 3000 (REI) 1 1 Price: \$180,000 Method: Private Sale Date: 06/12/2024 Property Type: Apartment | Agent Comments |

Account - Markovic Real Estate | P: (03) 9417 4100



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