

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

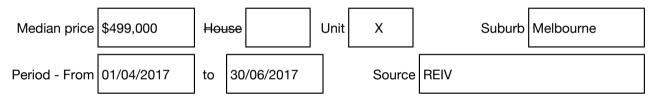
Address	769/488 Swanston Street, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$230,000	&	\$250,000

Median sale price



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.

Address of comparable property		Price	Date of sale
1	710/488 Swanston St CARLTON 3053	\$238,000	25/05/2017
2	915/39 Lonsdale St MELBOURNE 3000	\$235,000	12/07/2017
3	903/488 Swanston St CARLTON 3053	\$226,000	17/06/2017

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.

Account - Brady Residential | P: 03 9602 3866 | F: 03 9602 2733

propertydata

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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.









Rooms: Property Type: Accommodation/Hospitality (Com) Agent Comments Indicative Selling Price \$230,000 - \$250,000 Median Unit Price June quarter 2017: \$499,000

Comparable Properties



710/488 Swanston St CARLTON 3053 (VG)



Price: \$238,000 Method: Sale Date: 25/05/2017 Rooms: -Property Type: Flat/Unit/Apartment (Res)

915/39 Lonsdale St MELBOURNE 3000 (REI)

Agent Comments

Agent Comments

Agent Comments





Price: \$235,000 Method: Private Sale Date: 12/07/2017 Rooms: 3 Property Type: Apartment



903/488 Swanston St CARLTON 3053 (REI)



Price: \$226,000 Method: Private Sale Date: 17/06/2017 Rooms: -

Property Type: Apartment

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