

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	769/488 Swanston Street, Melbourne Vic 3000
---	---

Indicative selling price

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

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

Median sale price

Median price	\$499,000	House		Unit	X	Suburb	Melbourne
Period - From	01/04/2017	to	30/06/2017	Source	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.

	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.~~



 2
  1
  0

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)

Agent Comments

 2
  -
  -

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

 2
  1
  -

Price: \$235,000

Method: Private Sale

Date: 12/07/2017

Rooms: 3

Property Type: Apartment



903/488 Swanston St CARLTON 3053 (REI)

Agent Comments

 2
  1
  -

Price: \$226,000

Method: Private Sale

Date: 17/06/2017

Rooms: -

Property Type: Apartment