

## 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

409/300 SWANSTON STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$510,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2023

to

30 Nov 2024

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

110/300 SWANSTON STREET MELBOURNE VIC 3000	\$540,000	17-Jul-24
517/300 SWANSTON STREET MELBOURNE VIC 3000	\$525,000	07-Aug-24
807/300 SWANSTON STREET MELBOURNE VIC 3000	\$510,000	08-Jul-24

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.~~

This Statement of Information was prepared on: 18 December 2024

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**110/300 SWANSTON STREET  
 MELBOURNE VIC 3000**

1 1 1

Sold Price **\$540,000** Sold Date **17-Jul-24**

Distance **0km**



**517/300 SWANSTON STREET  
 MELBOURNE VIC 3000**

1 1 1

Sold Price **\$525,000** Sold Date **07-Aug-24**

Distance **0km**



**807/300 SWANSTON STREET  
 MELBOURNE VIC 3000**

1 1 1

Sold Price **\$510,000** Sold Date **08-Jul-24**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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