

## 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

713/29 MARKET 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

\$530,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 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

1710/228 LA TROBE STREET MELBOURNE VIC 3000	\$560,000	05-Jun-24
1407/483 SWANSTON STREET MELBOURNE VIC 3000	\$540,000	23-Apr-24
319/422-428 COLLINS STREET MELBOURNE VIC 3000	\$570,000	28-Feb-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 June 2024



**1710/228 LA TROBE STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price

<sup>RS</sup>

**\$560,000**

Sold Date

**05-Jun-24**

Distance

**1.01km**



**1407/483 SWANSTON STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price

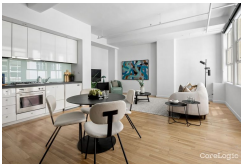
**\$540,000**

Sold Date

**23-Apr-24**

Distance

**1.28km**



**319/422-428 COLLINS STREET  
MELBOURNE VIC 3000**

2 1 -

Sold Price

**\$570,000**

Sold Date

**28-Feb-24**

Distance

**0.21km**

RS = Recent sale

UN = Undisclosed Sale

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