

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

202/339 SWANSTON STREET MELBOURNE VIC 3000

Indicative selling price

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

Single Price

or range
between

\$240,000

&

\$250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

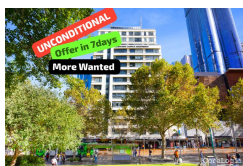
Date of sale

1016/339 SWANSTON STREET MELBOURNE VIC 3000	\$265,000	01-Jul-23
802/339 SWANSTON STREET MELBOURNE VIC 3000	\$228,000	28-Nov-22
1401/339 SWANSTON STREET MELBOURNE VIC 3000	\$235,000	09-Aug-23

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: 15 April 2024

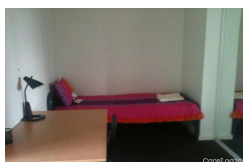


**1016/339 SWANSTON STREET
 MELBOURNE VIC 3000**

1 1 -

Sold Price **\$265,000** Sold Date **01-Jul-23**

Distance **0km**



**802/339 SWANSTON STREET
 MELBOURNE VIC 3000**

1 1 1

Sold Price **\$228,000** Sold Date **28-Nov-22**

Distance **0km**



**1401/339 SWANSTON STREET
 MELBOURNE VIC 3000**

1 1 1

Sold Price **\$235,000** Sold Date **09-Aug-23**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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