

# 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

314/339 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)

Range between \$280,000 & \$308,000

### Median sale price

Median price \$465,500 Property Type Unit Suburb Melbourne

Period - From 01/10/2022 to 30/09/2023 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	813/339 Swanston St MELBOURNE 3000	\$305,000	09/03/2023
2	965/488 Swanston St CARLTON 3053	\$291,000	04/01/2023
3	1104/31 Abeckett St MELBOURNE 3000	\$285,000	19/01/2023

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.~~

This Statement of Information was prepared on:

31/10/2023 17:45



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**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$280,000 - \$308,000

**Median Unit Price**

Year ending September 2023: \$465,500

## Comparable Properties



**813/339 Swanston St MELBOURNE 3000 (REI/VG)**

Agent Comments

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**Price:** \$305,000

**Method:** Private Sale

**Date:** 09/03/2023

**Rooms:** 4

**Property Type:** Apartment



**965/488 Swanston St CARLTON 3053 (REI/VG)**

Agent Comments

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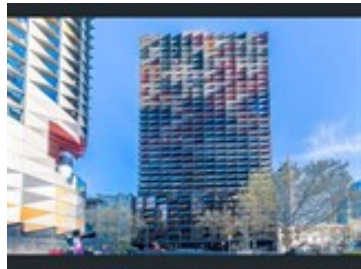
**Price:** \$291,000

**Method:** Private Sale

**Date:** 04/01/2023

**Rooms:** 3

**Property Type:** Apartment



**1104/31 Abeckett St MELBOURNE 3000 (REI/VG)**

Agent Comments

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**Price:** \$285,000

**Method:** Private Sale

**Date:** 19/01/2023

**Property Type:** Apartment

**Account** - Gem Realty