## 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										
Range betweer	\$280,000		&		\$308,000					
Median sale pi	rice									
Median price	\$465,500	Pro	operty Type	Unit			Suburb	Melbourne		
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Ad	dress 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









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)

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



Price: \$291,000 Method: Private Sale Date: 04/01/2023 Rooms: 3 Property Type: Apartment

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



Price: \$285,000 Method: Private Sale Date: 19/01/2023 Property Type: Apartment

#### Account - Gem Realty



propertydata

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Agent Comments

Agent Comments