

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

508/339 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2023

to

31 Jul 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

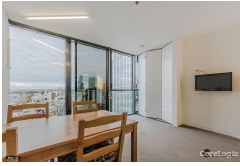
Date of sale

14/31 A'BECKETT STREET MELBOURNE VIC 3000	\$455,000	02-Mar-24
2504/285 LA TROBE STREET MELBOURNE VIC 3000	\$422,000	27-Jun-24
2008/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$415,000	01-Jun-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: 05 August 2024



**14/31 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

^{RS}

\$455,000

Sold Date

02-Mar-24

Distance

0.2km



**2504/285 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

^{RS}

\$422,000

Sold Date

27-Jun-24

Distance

0.26km



**2008/70 SOUTHBANK
BOULEVARD SOUTHBANK VIC
3006**

3 1 -

Sold Price

\$415,000

Sold Date

01-Jun-24

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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