

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

711/300 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

\$470,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

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

1502/31 A'BECKETT STREET MELBOURNE VIC 3000	\$510,000	23-Aug-24
702/33 MACKENZIE STREET MELBOURNE VIC 3000	\$485,000	26-Oct-24
1405/33 MACKENZIE STREET MELBOURNE VIC 3000	\$498,000	30-Oct-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: 11 February 2025



Sales Avant

M 0400700256

E naina@avantre.com.au



**1502/31 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$510,000** Sold Date **23-Aug-24**

Distance **0.26km**



**702/33 MACKENZIE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$485,000** Sold Date **26-Oct-24**

Distance **0.35km**



**1405/33 MACKENZIE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$498,000** Sold Date **30-Oct-24**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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