

## 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

807/300 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 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

61 MACKENZIE STREET MELBOURNE VIC 3000	\$545,000	14-Mar-24
3605/285 LA TROBE STREET MELBOURNE VIC 3000	\$590,000	31-Mar-24
34/131 LA TROBE STREET MELBOURNE VIC 3000	\$505,000	24-May-24

OR

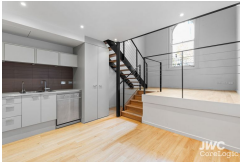
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 27 June 2024

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**61 MACKENZIE STREET  
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$545,000** Sold Date **14-Mar-24**

Distance **0.3km**



**3605/285 LA TROBE STREET  
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$590,000** Sold Date **31-Mar-24**

Distance **0.35km**



**34/131 LA TROBE STREET  
MELBOURNE VIC 3000**

1 1 1

Sold Price <sup>RS</sup> **\$505,000** Sold Date **24-May-24**

Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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