

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

1110/339 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

\$265,000

&

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2022

to

28 Feb 2023

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

213/339 SWANSTON STREET MELBOURNE VIC 3000	\$310,000	02-Sep-22
311/339 SWANSTON STREET MELBOURNE VIC 3000	\$258,000	10-Nov-22
716/339 SWANSTON STREET MELBOURNE VIC 3000	\$300,000	19-Dec-22

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: 29 March 2023

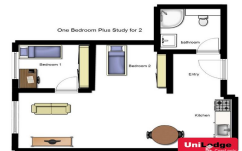

**213/339 SWANSTON STREET
MELBOURNE VIC 3000**
 2  1  -

Sold Price

\$310,000

Sold Date **02-Sep-22**

Distance

0km

**311/339 SWANSTON STREET
MELBOURNE VIC 3000**
 2  1  -

Sold Price

\$258,000

Sold Date **10-Nov-22**

Distance

0km

**716/339 SWANSTON STREET
MELBOURNE VIC 3000**
 2  1  -

Sold Price

\$300,000

Sold Date **19-Dec-22**

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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