

# 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

211/339 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)

Range between \$350,000 & \$360,000

### Median sale price

Median price \$550,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2019 to 31/12/2019 Source 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.

	Address of comparable property	Price	Date of sale
1	707/547 Flinders La MELBOURNE 3000	\$354,000	11/11/2019
2	1004/58 Clarke St SOUTHBANK 3006	\$350,000	06/02/2020
3	333/673 La Trobe St DOCKLANDS 3008	\$350,000	27/11/2019

**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:

26/03/2020 13:09

211/339 Swanston Street, Melbourne Vic 3000



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**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$350,000 - \$360,000

**Median Unit Price**

December quarter 2019: \$550,000

## Comparable Properties



**707/547 Flinders La MELBOURNE 3000 (REI)**

Agent Comments

2 1 -

**Price:** \$354,000

**Method:** Private Sale

**Date:** 11/11/2019

**Rooms:** 4

**Property Type:** Apartment

**1004/58 Clarke St SOUTHBANK 3006 (VG)**

Agent Comments

2 - -

**Price:** \$350,000

**Method:** Sale

**Date:** 06/02/2020

**Property Type:** Serviced Apartments/Holiday Units (Res)

**Land Size:** 536 sqm approx



**333/673 La Trobe St DOCKLANDS 3008 (VG)**

Agent Comments

2 - -

**Price:** \$350,000

**Method:** Sale

**Date:** 27/11/2019

**Property Type:** Strata Unit/Flat

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.