

# 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

1B/528 Swanston St, 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 \$37,500 & \$41,250

### Median sale price

Median price \$509,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2024 to 30/09/2024 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	758/58 Franklin St MELBOURNE 3000	\$39,589	22/08/2024
2	235/255 Drummond St CARLTON 3053	\$37,500	10/07/2024
3			

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.

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Property Type:  
Agent Comments

Indicative Selling Price  
\$37,500 - \$41,250  
Median Unit Price  
September quarter 2024: \$509,000

## Comparable Properties



758/58 Franklin St MELBOURNE 3000 (VG)

Agent Comments



Price: \$39,589  
Method: Sale  
Date: 22/08/2024  
Property Type: Car Park/Car Space (Res)

235/255 Drummond St CARLTON 3053 (REI)

Agent Comments



Price: \$37,500  
Method: Private Sale  
Date: 10/07/2024  
Property Type: Car Park/Car Space (Res)

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.

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