

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

710/339 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

\$280,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2023

to

31 Jan 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

213/339 SWANSTON STREET MELBOURNE VIC 3000	\$310,000	02-Sep-22
709/339 SWANSTON STREET MELBOURNE VIC 3000	\$310,000	20-Apr-23
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: 16 February 2024

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**213/339 SWANSTON STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$310,000** Sold Date **02-Sep-22**

Distance **0km**



**709/339 SWANSTON STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price Sold Date **20-Apr-23**

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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