

## 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

215/339 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$260,000

&

\$285,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 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













314/339 SWANSTON STREET MELBOURNE VIC 3000	\$285,000	28-Nov-23
1215/339 SWANSTON STREET MELBOURNE VIC 3000	\$320,000	19-Oct-23
204/339 SWANSTON STREET MELBOURNE VIC 3000	\$322,500	27-Jul-23

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: 25 March 2024

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	<b>314/339 SWANSTON STREET MELBOURNE VIC 3000</b>	Sold Price	<b>\$285,000</b>	Sold Date	<b>28-Nov-23</b>
 2	 1	 -		Distance	<b>0.01km</b>
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	<b>1215/339 SWANSTON STREET MELBOURNE VIC 3000</b>	Sold Price	<b>\$320,000</b>	Sold Date	<b>19-Oct-23</b>
 2	 1	 -		Distance	<b>0.01km</b>
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	<b>204/339 SWANSTON STREET MELBOURNE VIC 3000</b>	Sold Price	<b>\$322,500</b>	Sold Date	<b>27-Jul-23</b>
 2	 1	 -		Distance	<b>0km</b>

RS = Recent sale

UN = Undisclosed Sale

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