

# 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 314/339 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 \$299,000 & \$328,000

### Median sale price

Median price \$480,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2022 to 30/06/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

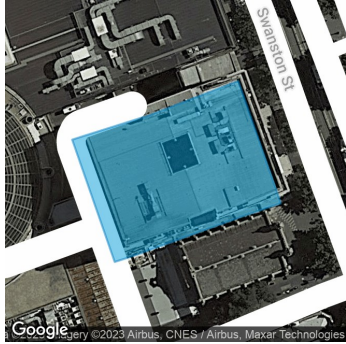
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1205/39 Lonsdale St MELBOURNE 3000	\$320,000	03/07/2023
2	310/441 Lonsdale St MELBOURNE 3000	\$310,000	26/08/2023
3	709/339 Swanston St MELBOURNE 3000	\$310,000	20/04/2023

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: 02/10/2023 14:46



2   
 1   

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$299,000 - \$328,000

**Median Unit Price**

Year ending June 2023: \$480,000

## Comparable Properties



**1205/39 Lonsdale St MELBOURNE 3000 (REI/VG)**

Agent Comments

2   
 1   
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**Price:** \$320,000

**Method:** Private Sale

**Date:** 03/07/2023

**Property Type:** Apartment



**310/441 Lonsdale St MELBOURNE 3000 (REI)**

Agent Comments

2   
 1   
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**Price:** \$310,000

**Method:** Private Sale

**Date:** 26/08/2023

**Property Type:** Apartment



**709/339 Swanston St MELBOURNE 3000 (REI/VG)**

Agent Comments

2   
 1   
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**Price:** \$310,000

**Method:** Private Sale

**Date:** 20/04/2023

**Property Type:** Apartment

**Land Size:** 48 sqm approx

Account - Gem Realty