

## 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

704/339 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

\$350,000

&

\$380,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2022

to

30 Sep 2023

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

3310/31 A'BECKETT STREET MELBOURNE VIC 3000	\$380,000	28-Jul-23
508/5 SUTHERLAND STREET MELBOURNE VIC 3000	\$369,000	23-Sep-23
209/160 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$366,000	23-Aug-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 October 2023

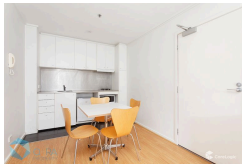

**2310/31 A'BECKETT STREET  
MELBOURNE VIC 3000**
 2   
  1   
  1

 Sold Price    **\$380,000**    Sold Date    **28-Jul-23**

 Distance    **0.19km**

**508/5 SUTHERLAND STREET  
MELBOURNE VIC 3000**
 2   
  1   
  -

 Sold Price    <sup>RS</sup> **\$369,000**    Sold Date    **23-Sep-23**

 Distance    **0.28km**

**209/160 LITTLE LONSDALE  
STREET MELBOURNE VIC 3000**
 2   
  1   
  -

 Sold Price    **\$366,000**    Sold Date    **23-Aug-23**

 Distance    **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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