

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

711/300 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

\$520,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,375

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 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

1/668 BOURKE STREET MELBOURNE VIC 3000	\$600,000	12-Apr-24
3605/285 LA TROBE STREET MELBOURNE VIC 3000	\$590,000	31-Mar-24
3612/618 LONSDALE STREET MELBOURNE VIC 3000	\$535,000	26-Mar-24

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.

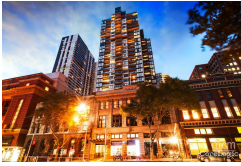
This Statement of Information was prepared on: 31 May 2024



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1/668 BOURKE STREET
MELBOURNE VIC 3000

1 1 1

Sold Price **\$600,000** Sold Date **12-Apr-24**

Distance **1.15km**

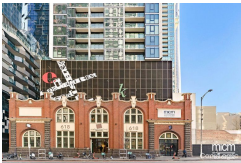


3605/285 LA TROBE STREET
MELBOURNE VIC 3000

1 1 1

Sold Price **\$590,000** Sold Date **31-Mar-24**

Distance **0.35km**



3612/618 LONSDALE STREET
MELBOURNE VIC 3000

1 1 1

Sold Price **\$535,000** Sold Date **26-Mar-24**

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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