

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

714/339 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2020

to

31 Dec 2020

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

BASEMENT/441 Lonsdale Street Melbourne VIC 3000	\$349,000	20-Dec-20
508/7 Katherine Place Melbourne VIC 3000	\$355,000	24-Jun-20
1407/118 Kavanagh Street Southbank VIC 3006	\$360,000	30-Jun-20

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 January 2021

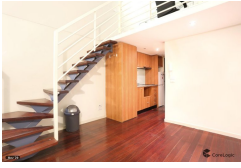


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**BASEMENT/441 Lonsdale Street
Melbourne VIC 3000**

Sold Price ^{RS} **\$349,000** ^{UN} Sold Date **20-Dec-20**

2 1 -

Distance **0.51km**

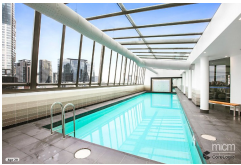


**508/7 Katherine Place Melbourne
VIC 3000**

Sold Price **\$355,000** Sold Date **24-Jun-20**

2 1 -

Distance **1.27km**



**1407/118 Kavanagh Street
Southbank VIC 3006**

Sold Price **\$360,000** Sold Date **30-Jun-20**

2 1 -

Distance **1.69km**

RS = Recent sale

UN = Undisclosed Sale

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