

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

1413/339 SWANSTON STREET, Melbourne VIC 3000
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$299999

 or range between \$*

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 & \$*

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Median sale price

Median price

\$310000

 Property type

Apartment

 Suburb

Melbourne

Period - From

05/2023

 to

01/2024

 Source

realestate.com.au

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
7G/131 Lonsdale Street, Melbourne, Vic 3000	\$280000	16/08/2023
906/11-17 Cohen Place, Melbourne, Vic 3000	\$340000	18/08/2023
1003/315 La Trobe Street, Melbourne, Vic 3000	\$310000	13/05/2023

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:

Skysea International Group
