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	302/300 Swanston Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $585,000 & $625,000

Median sale price

Median price $518,500 Property Type Unit Suburb Melbourne

Period - From 12/04/2021 to 11/04/2022 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	2403/60 Market St MELBOURNE 3000	$625,000	19/03/2022
2	1701/87 Franklin St MELBOURNE 3000	$610,000	10/01/2022
3	821/181 Exhibition St MELBOURNE 3000	$589,000	08/12/2021

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: 12/04/2022 10:53

302/300 Swanston Street, Melbourne Vic 3000



2 1

Rooms: 5
Property Type: Unit

Agent Comments

Indicative Selling Price
$585,000 - $625,000
Median Unit Price
12/04/2021 - 11/04/2022: $518,500

Comparable Properties



2403/60 Market St MELBOURNE 3000 (REI)

2 1 1

Price: $625,000
Method: Private Sale
Date: 19/03/2022
Property Type: Apartment

Agent Comments



1701/87 Franklin St MELBOURNE 3000 (REI/VG)

2 1 1

Price: $610,000
Method: Private Sale
Date: 10/01/2022
Property Type: Apartment

Agent Comments



821/181 Exhibition St MELBOURNE 3000 (VG)

2 - -

Price: $589,000
Method: Sale
Date: 08/12/2021
Property Type: Strata Unit/Flat

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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