

# 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 110/300 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)

Price Range

\$520,000

&

\$570,000

### Median sale price

Median price

\$415,000

Property Type

Unit

Suburb

Melbourne (3000)

Period - From

01/07/2023

to

30/06/2024

Source

Corelogic

### Comparable property sales

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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
3612/618 LONSDALE STREET, MELBOURNE VIC 3000	\$535,000	26/03/2024
809/180 CITY ROAD, SOUTHBANK VIC 3006	\$510,000	05/05/2024
109/1 ENCOUNTER WAY, DOCKLANDS VIC 3008	\$532,500	17/03/2024

This Statement of Information was prepared on: 10/07/2024