

Statement of Information
Single residential property located in the Melbourne metropolitan area
Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb & postcode 206/300 Swanston Street, MELBOURNE VIC 3000

Indicative selling price

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

Single price X or range between \$470,000 & \$515,000

Median sale price

Median price \$495,000 Property type Apartment Suburb Melbourne
Period - From 01/04/22 to 31/03/23 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	Sale Date	Size	Bed	Bath	Car
1. 15/28 Little Cardigan Street	\$515,000	03/05/23	58m2	1	1	1
2. 703/340 Russell Street	\$485,000	07/08/23	54m2	1	1	1
3. 314/300 Swanston Street	\$460,000	13/07/23	60m2	1	1	1

This Statement of Information was prepared on: 02/10/2023

Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 106/300 Swanston Street	\$498,000	14/03/23	53m2	1	1	1
5. 105/61 Mackenzie Street	\$634,088	14/04/23	58m2	1	1	1
6. 1610/20-22 Jane Bell Lane	\$470,000	15/03/23	56m2	1	1	1

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
No	N/A	\$475-\$500 / \$2064.00-\$2172.62

Property Outgoing Information (approximately per annum)

Council Rates	Water Rates	Owners Corporation	Total Fees
\$929.52	\$678.98	\$5146.60	\$6,755.10
Size	Year Built	Complex/Block	Facilities
53m2	2002-2005	594 / 136	Pool & Gym
Owners Corporation	Chattels		
Excel - 9894 3077	All fixed floor coverings, electric light fittings & window furnishings		
Building	Sale Method	Terms	
QV2	Deadline Sale - 03/10/23 @ 12pm	10% Deposit - Settlement 30 Days	

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.