

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

21/650 Swanston Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$975,000 & \$1,050,000

Median sale price

Median price \$580,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2020 to 30/09/2020 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	2/17 Lincoln PI CARLTON 3053	\$1,140,000	18/07/2020
2	303/45 Rose St FITZROY 3065	\$1,110,000	13/06/2020
3	9/40 St David St FITZROY 3065	\$1,050,000	06/05/2020

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:

03/11/2020 19:00

21/650 Swanston Street, Melbourne Vic 3000



 3  2  1

Property Type: Apartment

Land Size: 102 sqm approx

Agent Comments

102 m2 internally Storage room on title

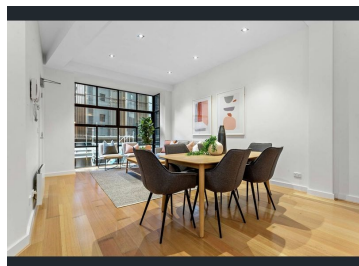
Indicative Selling Price

\$975,000 - \$1,050,000

Median Unit Price

September quarter 2020: \$580,000

Comparable Properties



2/17 Lincoln PI CARLTON 3053 (VG)

 2  -  -

Price: \$1,140,000

Method: Sale

Date: 18/07/2020

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

3 bed 2 bath 2 car



303/45 Rose St FITZROY 3065 (REI/VG)

 2  2  1

Price: \$1,110,000

Method: Auction Sale

Date: 13/06/2020

Property Type: Apartment

Agent Comments



9/40 St David St FITZROY 3065 (REI/VG)

 3  2  2

Price: \$1,050,000

Method: Private Sale

Date: 06/05/2020

Property Type: Apartment

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.