

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

208/300 Swanston Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$465,000 & \$485,000

Median sale price

Median price \$515,444 Property Type Unit Suburb Melbourne

Period - From 01/10/2020 to 30/09/2021 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	1/117 Hardware St MELBOURNE 3000	\$532,000	04/09/2021
2	406/300 Swanston St MELBOURNE 3000	\$499,000	19/11/2021
3	309/16 Liverpool St MELBOURNE 3000	\$462,999	19/10/2021

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:

11/01/2022 09:10

208/300 Swanston Street, Melbourne Vic 3000



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$465,000 - \$485,000

Median Unit Price

Year ending September 2021: \$515,444

Comparable Properties



1/117 Hardware St MELBOURNE 3000 (VG)

Agent Comments

1 - -

Price: \$532,000

Method: Sale

Date: 04/09/2021

Property Type: Flat/Unit/Apartment (Res)



406/300 Swanston St MELBOURNE 3000 (VG)

Agent Comments

1 - -

Price: \$499,000

Method: Sale

Date: 19/11/2021

Property Type: Flat/Unit/Apartment (Res)



309/16 Liverpool St MELBOURNE 3000 (VG)

Agent Comments

1 - -

Price: \$462,999

Method: Sale

Date: 19/10/2021

Property Type: Flat/Unit/Apartment (Res)

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



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