

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

907/518 Swanston Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$418,000

&

\$458,000

Median sale price

Median price \$482,500

Property Type Unit

Suburb Melbourne

Period - From 01/07/2021

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	906/11 Rose La MELBOURNE 3000	\$451,500	30/10/2021
2	3604/288 Spencer St MELBOURNE 3000	\$450,000	05/11/2021
3	807/518 Swanston St CARLTON 3053	\$430,000	25/06/2021

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:

07/12/2021 13:05



Property Type:
Agent Comments

Indicative Selling Price
\$418,000 - \$458,000
Median Unit Price
September quarter 2021: \$482,500

Comparable Properties



906/11 Rose La MELBOURNE 3000 (REI)

Agent Comments



Price: \$451,500
Method: Private Sale
Date: 30/10/2021
Property Type: Apartment



3604/288 Spencer St MELBOURNE 3000 (REI)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 05/11/2021
Property Type: Unit

807/518 Swanston St CARLTON 3053 (VG)

Agent Comments



2 Bed 1 Bath

Price: \$430,000
Method: Sale
Date: 25/06/2021
Property Type: Flat/Unit/Apartment (Res)