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

210/300 Swanston Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	For the	e meaning	of this	price s	see consumer.	vic.gov.	.au/undei	rquoting
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Single price \$585,000

Median sale price

Median price	\$527,500	Pro	perty Type Un	t		Suburb	Melbourne
Period - From	01/04/2020	to	31/03/2021] So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	803/16 Liverpool St MELBOURNE 3000	\$600,000	30/03/2021
2	710/118 Russell St MELBOURNE 3000	\$585,000	02/12/2020
3			

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:

12/05/2021 10:20







Property Type: Apartment Agent Comments

Indicative Selling Price \$585,000 Median Unit Price Year ending March 2021: \$527,500

Comparable Properties



803/16 Liverpool St MELBOURNE 3000 (REI) Agent Comments



Price: \$600,000 Method: Private Sale Date: 30/03/2021 Property Type: Apartment



710/118 Russell St MELBOURNE 3000 (REI/VG)

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Price: \$585,000 Method: Auction Sale Date: 02/12/2020 Property Type: Apartment

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.

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.

Agent Comments