

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 701/300 Swanston Street, Melbourne, VIC 3000

Indicative selling price

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

Single Price \$999,990

Median sale price

Median price \$460,000 Property Type Unit Suburb Melbourne (3000)

Period - From 01/03/2020 to 28/02/2021 Source Corelogic

Comparable property sales

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
4201/60 Kavanagh Street, Southbank Vic 3006	\$1,100,000	08/10/2020
2006/9 Power Street, Southbank Vic 3006	\$1,019,999	19/11/2020
8C/27-37 Russell Street, Melbourne Vic 3000	\$1,017,000	01/03/2021

This Statement of Information was prepared on: 12/03/2021