

# 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 413/300 Swanston Street, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$354,000

### Median sale price

Median price \$490,000

Property Type Unit

Suburb Melbourne

Period - From 01/07/2022

to 30/09/2022

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	305/23 Mackenzie St MELBOURNE 3000	\$360,000	19/05/2022
2	1109/318 LITTLE LONSDALE St MELBOURNE 3000	\$330,000	27/09/2022
3	701/225 Elizabeth St MELBOURNE 3000	\$330,000	30/05/2022

**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:

16/11/2022 14:21



 1
  1
  0

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$354,000

**Median Unit Price**  
 September quarter 2022: \$490,000

## Comparable Properties



**305/23 Mackenzie St MELBOURNE 3000**  
 (REI/VG)

Agent Comments

 1
  1
  -

**Price:** \$360,000  
**Method:** Private Sale  
**Date:** 19/05/2022  
**Property Type:** Apartment



**1109/318 LITTLE LONSDALE St MELBOURNE**  
**3000 (REI/VG)**

Agent Comments

 1
  1
  -

**Price:** \$330,000  
**Method:** Private Sale  
**Date:** 27/09/2022  
**Property Type:** Apartment



**701/225 Elizabeth St MELBOURNE 3000**  
 (REI/VG)

Agent Comments

 1
  1
  -

**Price:** \$330,000  
**Method:** Private Sale  
**Date:** 30/05/2022  
**Property Type:** Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811