### 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

	ee consumer.vic.gov.	

Single price \$354,000

#### Median sale price

Median price	\$490,000	Pro	perty Type Unit	:	Subi	urb	Melbourne
Period - From	01/07/2022	to	30/09/2022	Sou	rce 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.

Ado	dress 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



# **Dingle Partners**





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)



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

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



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



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

Agent Comments

Agent Comments

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

**1** 

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



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