

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

902/528 Swanston Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$230,000

&

\$253,000

Median sale price

Median price

\$530,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2019

to

30/06/2020

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	24/1-25 Barkly St CARLTON 3053	\$400,000	11/08/2020
2	612/300 Swanston St MELBOURNE 3000	\$388,888	03/08/2020
3	109/339 Swanston St MELBOURNE 3000	\$380,000	20/04/2020

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:

09/09/2020 15:41



Property Type:
Agent Comments

Indicative Selling Price
\$230,000 - \$253,000
Median Unit Price
Year ending June 2020: \$530,000

Comparable Properties



24/1-25 Barkly St CARLTON 3053 (REI)

Agent Comments



Price: \$400,000
Method: Sold Before Auction
Date: 11/08/2020
Property Type: Apartment



612/300 Swanston St MELBOURNE 3000 (REI)

Agent Comments



Price: \$388,888
Method: Private Sale
Date: 03/08/2020
Rooms: 4
Property Type: Apartment

109/339 Swanston St MELBOURNE 3000 (VG)

Agent Comments



Price: \$380,000
Method: Sale
Date: 20/04/2020
Property Type: Strata Unit/Flat