

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 517/300 Swanston Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$530,000 & \$560,000

Median sale price

Median price \$490,000 Property Type Unit Suburb Melbourne

Period - From 01/01/2024 to 31/03/2024 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	1/456 William St WEST MELBOURNE 3003	\$560,000	25/11/2023
2	908A/640 Swanston St CARLTON 3053	\$555,000	23/02/2024
3	3108/1 Freshwater PI SOUTHBANK 3006	\$550,000	30/01/2024

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.~~

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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$530,000 - \$560,000
Median Unit Price
March quarter 2024: \$490,000

Comparable Properties



1/456 William St WEST MELBOURNE 3003 (REI/VG)

Agent Comments



Price: \$560,000
Method: Auction Sale
Date: 25/11/2023
Property Type: Apartment



908A/640 Swanston St CARLTON 3053 (REI/VG)

Agent Comments



Price: \$555,000
Method: Private Sale
Date: 23/02/2024
Property Type: Apartment
Land Size: 65 sqm approx



3108/1 Freshwater PI SOUTHBANK 3006 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 30/01/2024
Property Type: Apartment

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



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