

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

2604/483 SWANSTON STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$440,000

&

\$458,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

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 6 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

3103/80 A'BECKETT STREET MELBOURNE VIC 3000	\$500,000	17-Aug-22
2308A/8 FRANKLIN STREET MELBOURNE VIC 3000	\$479,199	06-Jun-22
1509/31 A'BECKETT STREET MELBOURNE VIC 3000	\$480,000	03-Jun-22

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 6 months.~~

This Statement of Information was prepared on: 24 August 2022

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**3103/80 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

^{RS} **\$500,000**

Sold Date **17-Aug-22**

Distance **0.21km**



**2308A/8 FRANKLIN STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

\$479,199

Sold Date **06-Jun-22**

Distance **0.04km**



**1509/31 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

\$480,000

Sold Date **03-Jun-22**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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