

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

3501/483 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

\$790,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2021

to

31 Oct 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

6906/462 ELIZABETH STREET MELBOURNE VIC 3000	\$810,000	20-Jun-22
1102/265-273 EXHIBITION STREET MELBOURNE VIC 3000	\$780,000	01-Jul-22
11/392-396 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$865,000	22-Sep-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: 02 November 2022

Team 477

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**6906/462 ELIZABETH STREET
MELBOURNE VIC 3000**

3 2 1

Sold Price

\$810,000

Sold Date

20-Jun-22

Distance

0.16km



**1102/265-273 EXHIBITION STREET
MELBOURNE VIC 3000**

3 2 1

Sold Price

\$780,000

Sold Date

01-Jul-22

Distance

0.64km



**11/392-396 LITTLE COLLINS
STREET MELBOURNE VIC 3000**

3 2 1

Sold Price

\$865,000

Sold Date

22-Sep-22

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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