

## 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

2505/483 SWANSTON STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$440,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2023

to

30 Nov 2024

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

1405/33 MACKENZIE STREET MELBOURNE VIC 3000	\$498,000	29-Oct-24
2008/11 ROSE LANE MELBOURNE VIC 3000	\$500,000	20-Sep-24
304/639 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$480,000	22-Nov-24

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: 19 December 2024

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**1405/33 MACKENZIE STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price

<sup>RS</sup>

**\$498,000**

Sold Date

**29-Oct-24**

Distance

**0.41km**



**2008/11 ROSE LANE MELBOURNE  
VIC 3000**

2 1 1

Sold Price

**\$500,000**

Sold Date

**20-Sep-24**

Distance

**1.17km**



**304/639 LITTLE BOURKE STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price

<sup>RS</sup>

**\$480,000**

Sold Date

**22-Nov-24**

Distance

**1.25km**

RS = Recent sale

UN = Undisclosed Sale

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