

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

2102/483 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2021

to

31 Jan 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

319/68 La Trobe Street Melbourne VIC 3000	\$552,000	15-Dec-21
61 Mackenzie Street Melbourne VIC 3000	\$552,000	15-Dec-21
821/181 Exhibition Street Melbourne VIC 3000	\$589,000	08-Dec-21

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: 25 February 2022

Team 477

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319/68 La Trobe Street Melbourne VIC 3000

Sold Price

\$552,000

Sold Date

15-Dec-21

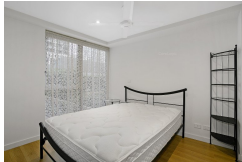
2

1

1

Distance

0.37km



61 Mackenzie Street Melbourne VIC 3000

Sold Price

Sold Date

15-Dec-21

2

1

1

Distance

0.36km



821/181 Exhibition Street Melbourne VIC 3000

Sold Price

\$589,000

Sold Date

08-Dec-21

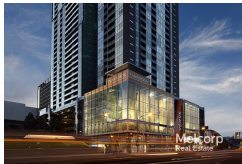
2

1

1

Distance

0.83km



3506/483 Swanston Street Melbourne VIC 3000

Sold Price

\$600,000

Sold Date

20-May-21

-

-

-

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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