

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

3502/483 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

\$630,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2023

to

31 Dec 2023

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

1406/483 SWANSTON STREET MELBOURNE VIC 3000	\$600,000	19-Oct-23
2302/87 FRANKLIN STREET MELBOURNE VIC 3000	\$628,000	18-Sep-23
2513/155 FRANKLIN STREET MELBOURNE VIC 3000	\$605,000	05-Dec-23

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: 29 January 2024

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1406/483 SWANSTON STREET
MELBOURNE VIC 3000

2 1 1

Sold Price \$600,000 Sold Date 19-Oct-23

Distance 0km



2302/87 FRANKLIN STREET
MELBOURNE VIC 3000

2 1 1

Sold Price \$628,000 Sold Date 18-Sep-23

Distance 0.1km



2513/155 FRANKLIN STREET
MELBOURNE VIC 3000

2 1 1

Sold Price \$605,000 Sold Date 05-Dec-23

Distance 0.3km

RS = Recent sale UN = Undisclosed Sale

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