

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

3703/483 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

\$530,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2022

to

31 Aug 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

2510/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$550,000	17-Apr-23
2908/81 A'BECKETT STREET MELBOURNE VIC 3000	\$550,000	01-Aug-23
709/155 FRANKLIN STREET MELBOURNE VIC 3000	\$540,000	10-May-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: 04 September 2023

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**2510/442-450 ELIZABETH STREET
MELBOURNE VIC 3000**

Sold Price

\$550,000

Sold Date

17-Apr-23

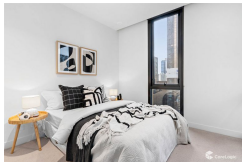
2

1

1

Distance

0.17km



**2908/81 A'BECKETT STREET
MELBOURNE VIC 3000**

Sold Price

^{RS} **\$550,000**

Sold Date

01-Aug-23

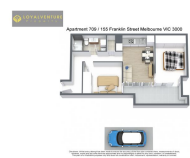
2

1

1

Distance

0.25km



**709/155 FRANKLIN STREET
MELBOURNE VIC 3000**

Sold Price

\$540,000

Sold Date

10-May-23

2

1

1

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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