

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

1407/483 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

\$560,000

&

\$588,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$411,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2022

to

30 Nov 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

2106/483 SWANSTON STREET MELBOURNE VIC 3000	\$560,000	18-Sep-23
2513/155 FRANKLIN STREET MELBOURNE VIC 3000	\$605,000	07-Dec-23
1404/68 LA TROBE STREET MELBOURNE VIC 3000	\$600,000	29-Nov-23

OR

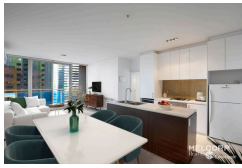
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 19 December 2023

Rita Lin

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**2106/483 SWANSTON STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

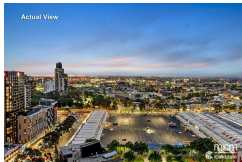
\$560,000

Sold Date

18-Sep-23

Distance

0km



**2513/155 FRANKLIN STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

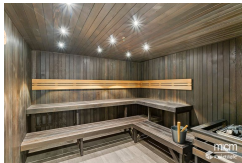
^{RS} **\$605,000**

Sold Date

07-Dec-23

Distance

0.3km



**1404/68 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

\$600,000

Sold Date

29-Nov-23

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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