

## 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

3004/483 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

\$500,000

&

\$510,000

### 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

3703/483 SWANSTON STREET MELBOURNE VIC 3000	\$502,000	02-Oct-23
1806/483 SWANSTON STREET MELBOURNE VIC 3000	\$510,000	10-Nov-23
1205/462 ELIZABETH STREET MELBOURNE VIC 3000	\$500,000	18-Jul-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.~~

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Eva Ye

P 0398989000

M 0433316682

E eva@mandylee.com.au



**3703/483 SWANSTON STREET  
MELBOURNE VIC 3000**

Sold Price

<sup>RS</sup>

**\$502,000**

Sold Date

**02-Oct-23**

2 1 1

Distance

**0km**



**1806/483 SWANSTON STREET  
MELBOURNE VIC 3000**

Sold Price

**\$510,000**

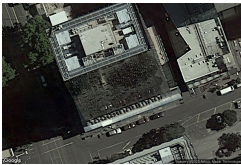
Sold Date

**10-Nov-23**

2 1 -

Distance

**0km**



**1205/462 ELIZABETH STREET  
MELBOURNE VIC 3000**

Sold Price

**\$500,000**

Sold Date

**18-Jul-23**

2 1 -

Distance

**0.16km**

RS = Recent sale

UN = Undisclosed Sale

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