

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

3607/483 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

\$640,000

&

\$668,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 2024

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

1803/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$703,000	20-Mar-24
2705/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$700,000	20-May-24
4/5 DAVISONS PLACE MELBOURNE VIC 3000	\$725,800	09-Feb-24

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: 20 June 2024

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**1803/22-24 JANE BELL LANE
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$703,000** Sold Date **20-Mar-24**

Distance **0.48km**



**2705/22-24 JANE BELL LANE
MELBOURNE VIC 3000**

2 1 1

Sold Price ^{RS} **\$700,000** Sold Date **20-May-24**

Distance **0.48km**



**4/5 DAVISONS PLACE
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$725,800** Sold Date **09-Feb-24**

Distance **0.46km**

RS = Recent sale **UN** = Undisclosed Sale

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