

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

3203/483 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2021

to

31 Dec 2021

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

2904/442-450 Elizabeth Street Melbourne VIC 3000	\$498,000	18-Dec-21
2609/81 A'Beckett Street Melbourne VIC 3000	\$490,000	03-Dec-21
4001/220 Spencer Street Melbourne VIC 3000	\$450,000	07-Jan-22

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 January 2022

Team 477

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**2904/442-450 Elizabeth Street
Melbourne VIC 3000**

2 1 -

Sold Price

^{RS} **\$498,000**

Sold Date

18-Dec-21

Distance

0.17km



**2609/81 A'Beckett Street
Melbourne VIC 3000**

2 1 -

Sold Price

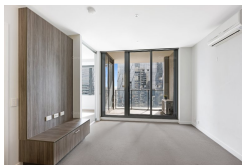
^{RS} **\$490,000**

Sold Date

03-Dec-21

Distance

0.25km



**4001/220 Spencer Street
Melbourne VIC 3000**

2 1 1

Sold Price

^{RS} **\$450,000**

Sold Date

07-Jan-22

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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