

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

1808/483 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

\$500,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 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

1704/8 FRANKLIN STREET MELBOURNE VIC 3000	\$512,000	30-Aug-24
4201/81 A'BECKETT STREET MELBOURNE VIC 3000	\$550,000	04-Sep-24
404/68 LA TROBE STREET MELBOURNE VIC 3000	\$545,500	03-Jul-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: 30 October 2024

Rita Lin
M 0410603667
E rita@melcorp.com.au



**1704/8 FRANKLIN STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

^{RS} **\$512,000** Sold Date **30-Aug-24**

Distance **0.04km**



**4201/81 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

^{RS} **\$550,000** Sold Date **04-Sep-24**

Distance **0.25km**



**404/68 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

\$545,500 Sold Date **03-Jul-24**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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