

## 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

1103/483 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

\$440,000

&

\$460,000

### 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

704/483 SWANSTON STREET MELBOURNE VIC 3000	\$430,000	13-May-24
1704/483 SWANSTON STREET MELBOURNE VIC 3000	\$495,000	16-Apr-24
1909/31 A'BECKETT STREET MELBOURNE VIC 3000	\$515,000	11-May-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: 07 June 2024

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**704/483 SWANSTON STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$430,000** Sold Date **13-May-24**

Distance **0km**



**1704/483 SWANSTON STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$495,000** Sold Date **16-Apr-24**

Distance **0km**



**1909/31 A'BECKETT STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price <sup>RS</sup> **\$515,000** Sold Date **11-May-24**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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