

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

4105/483 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

\$450,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2020

to

30 Nov 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
2207/25 Therry Street Melbourne VIC 3000	\$480,000	07-Dec-21
1310/135 A'Beckett Street Melbourne VIC 3000	\$482,500	18-Nov-21

OR

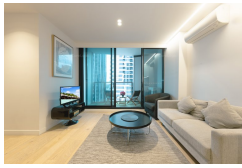
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 21 December 2021

Team 477

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

Sold Price

^{RS}

\$498,000

Sold Date

18-Dec-21

2

1

-

Distance

0.14km



**2207/25 Therry Street Melbourne
VIC 3000**

Sold Price

^{RS}

\$480,000

^{UN}

Sold Date

07-Dec-21

2

1

1

Distance

0.09km



**1310/135 A'Beckett Street
Melbourne VIC 3000**

Sold Price

^{RS}

\$482,500

Sold Date

18-Nov-21

2

1

-

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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