

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

3207/483 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

\$600,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2023

to

30 Nov 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

2314/87 FRANKLIN STREET MELBOURNE VIC 3000	\$675,000	16-Aug-24
1204/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$690,000	05-Sep-24
600/668 BOURKE STREET MELBOURNE VIC 3000	\$657,000	17-Oct-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: 16 December 2024

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**2314/87 FRANKLIN STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$675,000** Sold Date **16-Aug-24**

Distance **0.12km**



**1204/22-24 JANE BELL LANE
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$690,000** Sold Date **05-Sep-24**

Distance **0.48km**



**600/668 BOURKE STREET
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$657,000** Sold Date **17-Oct-24**

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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