

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

3607/483 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2023

to

31 Oct 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

22/33-47 LA TROBE STREET MELBOURNE VIC 3000	\$600,000	03-Sep-24
42/33-47 LA TROBE STREET MELBOURNE VIC 3000	\$636,000	27-Jul-24
2314/87 FRANKLIN STREET MELBOURNE VIC 3000	\$675,000	16-Aug-24

OR

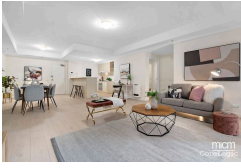
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 15 November 2024

Rita Lin

M 0410603667

E rita@melcorp.com.au



**22/33-47 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$600,000** Sold Date **03-Sep-24**

Distance **0.71km**



**42/33-47 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$636,000** Sold Date **27-Jul-24**

Distance **0.71km**



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

2 1 1

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

Distance **0.12km**

RS = Recent sale

UN = Undisclosed Sale

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