

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

1403/483 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2024

to

31 Mar 2025

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

1010/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$465,000	07-Jan-25
3309/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$455,000	13-Dec-24
3401/285 LA TROBE STREET MELBOURNE VIC 3000	\$470,000	06-Feb-25

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 April 2025

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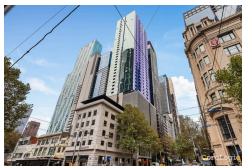
1010/442-450 ELIZABETH STREET Sold Price **\$465,000** Sold Date **07-Jan-25**
MELBOURNE VIC 3000

2
 1
 -
 Distance **0.16km**



3309/442-450 ELIZABETH STREET Sold Price **\$455,000** Sold Date **13-Dec-24**
MELBOURNE VIC 3000

2
 1
 -
 Distance **0.16km**



3401/285 LA TROBE STREET Sold Price **\$470,000** Sold Date **06-Feb-25**
MELBOURNE VIC 3000

2
 1
 -
 Distance **0.4km**

RS = Recent sale UN = Undisclosed Sale

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