

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

3504/483 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

&

\$480,000

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

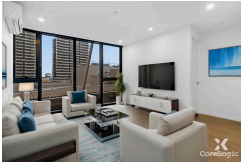
1307/60 ABECKETT STREET MELBOURNE VIC 3000	480000	26-Apr-24
4710/442-450 ELIZABETH STREET MELBOURNE VIC 3000	475000	26-Mar-24
3609/462 ELIZABETH STREET MELBOURNE VIC 3000	520000	26-Mar-24

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: 12 June 2024

Rita Lin
P 0396631127
M 0410603667
E rita@melcorp.com.au



**1307/60 ABECKETT STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **480000** Sold Date **26-Apr-24**

Distance **0.18km**



**4710/442-450 ELIZABETH STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **475000** Sold Date **26-Mar-24**

Distance **0.17km**



**3609/462 ELIZABETH STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **520000** Sold Date **26-Mar-24**

Distance **0.16km**

RS = Recent sale UN = Undisclosed Sale

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