

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

3703/483 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

\$565,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2022

to

31 Jul 2023

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

2708/87 FRANKLIN STREET MELBOURNE VIC 3000	\$685,000	27-Jun-23
2510/442-450 ELIZABETH STREET MELBOURNE VIC 3000	\$550,000	17-Apr-23
16/540 SWANSTON STREET CARLTON VIC 3053	\$630,000	14-Jun-23

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: 14 August 2023

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**2708/87 FRANKLIN STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

^{RS}

\$685,000

Sold Date

27-Jun-23

Distance

0.12km



**2510/442-450 ELIZABETH STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price

\$550,000

Sold Date

17-Apr-23

Distance

0.17km



**16/540 SWANSTON STREET
CARLTON VIC 3053**

2 1 1

Sold Price

^{RS}

\$630,000

Sold Date

14-Jun-23

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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