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<br>Including suburb and postcode | 1806/483 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 | $530,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $409,999 | Property type | Unit | Suburb | Melbourne |
| Period-from | 01 Oct 2022 | to | 30 Sep 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 |
|---|---|---|
| 2302/483 SWANSTON STREET MELBOURNE VIC 3000 | $555,000 | 22-Aug-23 |
| 2008/483 SWANSTON STREET MELBOURNE VIC 3000 | $490,000 | 16-Oct-23 |
| 2303/483 SWANSTON STREET MELBOURNE VIC 3000 | $463,000 | 03-Nov-22 |

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: 31 October 2023

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**2302/483 SWANSTON STREET MELBOURNE VIC 3000**

2 1 -

Sold Price **$555,000** Sold Date **22-Aug-23**

Distance **0km**



**2008/483 SWANSTON STREET MELBOURNE VIC 3000**

2 1 1

Sold Price RS **$490,000** UN Sold Date **16-Oct-23**

Distance **0km**



**2303/483 SWANSTON STREET MELBOURNE VIC 3000**

2 1 -

Sold Price **$463,000** Sold Date **03-Nov-22**

Distance **0km**

**RS** = Recent sale **UN** = Undisclosed Sale

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