

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

2008/483 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2022

to

31 Aug 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

2903/285 LA TROBE STREET MELBOURNE VIC 3000	\$540,000	06-May-23
1701/33 MACKENZIE STREET MELBOURNE VIC 3000	\$515,000	05-Apr-23
2707/33 MACKENZIE STREET MELBOURNE VIC 3000	\$498,000	01-Aug-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: 13 September 2023



**2903/285 LA TROBE STREET
MELBOURNE VIC 3000**

 2
  1
  1

Sold Price **\$540,000** Sold Date **06-May-23**

Distance **0.41km**



**1701/33 MACKENZIE STREET
MELBOURNE VIC 3000**

 2
  1
  1

Sold Price **\$515,000** Sold Date **05-Apr-23**

Distance **0.41km**



**2707/33 MACKENZIE STREET
MELBOURNE VIC 3000**

 2
  1
  1

Sold Price **\$498,000** Sold Date **01-Aug-23**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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