

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

3501/483 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

\$890,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2018

to

31 Oct 2019

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

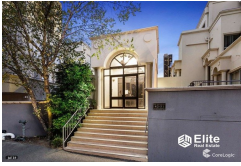
Date of sale

20/43-51 Jeffcott Street West Melbourne VIC 3003	\$950,000	31-Aug-19
6/535 Flinders Lane Melbourne VIC 3000	\$900,000	11-Sep-19
1801/151 City Road Southbank VIC 3006	\$930,000	07-Nov-19

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: 29 November 2019



**20/43-51 Jeffcott Street West
Melbourne VIC 3003**

3 2 2

Sold Price

^{RS} **\$950,000**

Sold Date

31-Aug-19

Distance

1.05km



**6/535 Flinders Lane Melbourne VIC
3000**

3 2 2

Sold Price

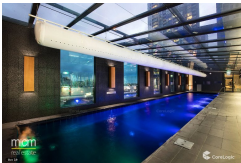
^{RS} **\$900,000**

Sold Date

11-Sep-19

Distance

1.49km



**1801/151 City Road Southbank VIC
3006**

3 2 2

Sold Price

^{RS} **\$930,000**

Sold Date

07-Nov-19

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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