

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

416/233-239 Collins 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

\$385,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2020

to

31 Oct 2021

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

1505/568-580 Collins Street Melbourne VIC 3000	\$420,000	08-Nov-21
1209/620 Collins Street Melbourne VIC 3000	\$410,000	12-Oct-21
810/233-239 Collins Street Melbourne VIC 3000	\$390,000	01-Jul-20

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: 16 November 2021



**1505/568-580 Collins Street
 Melbourne VIC 3000**

 2  1  -

Sold Price ^{RS} **\$420,000** ^{UN} Sold Date **08-Nov-21**

Distance **0.97km**



**1209/620 Collins Street Melbourne
 VIC 3000**

 2  1  1

Sold Price **\$410,000** Sold Date **12-Oct-21**

Distance **1.07km**



**810/233-239 Collins Street
 Melbourne VIC 3000**

 2  1  2

Sold Price **\$390,000** Sold Date **01-Jul-20**

Distance **-**

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

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