

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

2309/568-580 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

\$320,000

&

\$335,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2021

to

31 Oct 2022

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

814/601-611 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$348,000	30-Sep-22
504/11 ROSE LANE MELBOURNE VIC 3000	\$375,000	08-Jun-22
3414/220 SPENCER STREET MELBOURNE VIC 3000	\$345,000	11-Jul-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: 04 November 2022



814/601-611 LITTLE COLLINS STREET MELBOURNE VIC 3000

 1  1  -

Sold Price ^{RS} **\$348,000** ^{UN} Sold Date **30-Sep-22**

Distance **0.06km**



504/11 ROSE LANE MELBOURNE VIC 3000

 1  1  -

Sold Price **\$375,000** Sold Date **08-Jun-22**

Distance **0.34km**



3414/220 SPENCER STREET MELBOURNE VIC 3000

 1  1  -

Sold Price **\$345,000** Sold Date **11-Jul-22**

Distance **0.37km**

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

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