

# 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 5501/568 Collins Street, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$285,000 & \$310,000

### Median sale price

Median price \$485,000 Property Type Unit Suburb Melbourne

Period - From 01/01/2024 to 31/12/2024 Source REIV

### 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 six 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
1	602/65 Dudley St WEST MELBOURNE 3003	\$320,000	17/02/2025
2	1018/139 Lonsdale St MELBOURNE 3000	\$290,000	11/02/2025
3	503/16 Anderson St WEST MELBOURNE 3003	\$307,500	21/01/2025

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 six months.~~

This Statement of Information was prepared on: 26/02/2025 11:09



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**Property Type:** Apartment

**Land Size:** 46 sqm approx

Agent Comments

**Indicative Selling Price**

\$285,000 - \$310,000

**Median Unit Price**

Year ending December 2024: \$485,000

## Comparable Properties



**602/65 Dudley St WEST MELBOURNE 3003 (REI)**

Agent Comments

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**Price:** \$320,000

**Method:** Private Sale

**Date:** 17/02/2025

**Property Type:** Apartment



**1018/139 Lonsdale St MELBOURNE 3000 (REI)**

Agent Comments

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**Price:** \$290,000

**Method:** Private Sale

**Date:** 11/02/2025

**Property Type:** Apartment



**503/16 Anderson St WEST MELBOURNE 3003 (REI)**

Agent Comments

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**Price:** \$307,500

**Method:** Sold Before Auction

**Date:** 21/01/2025

**Rooms:** 4

**Property Type:** Apartment

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