# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	4111/568-580 Collins Street, Melbourne Vic 3000
Including suburb and	
postcode	

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$530,000	&	\$580,000
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## Median sale price

Median price	\$545,000	Pro	perty Type	Jnit		Suburb	Melbourne
Period - From	27/02/2024	to	26/02/2025	So	ource	Property	v Data

# 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

Add	dress of comparable property	Price	Date of sale
1	2911/618 Lonsdale St MELBOURNE 3000	\$560,000	30/10/2024
2	5204/462 Elizabeth St MELBOURNE 3000	\$580,000	18/02/2025
3	2215/220 Spencer St MELBOURNE 3000	\$550,000	28/12/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	27/02/2025 14:10
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**Indicative Selling Price** \$530,000 - \$580,000 **Median Unit Price** 27/02/2024 - 26/02/2025: \$545,000



Rooms: 3

Property Type: Apartment Agent Comments

# Comparable Properties



2911/618 Lonsdale St MELBOURNE 3000 (REI)

**Agent Comments** 

Price: \$560,000 Method:

Date: 30/10/2024

Property Type: Apartment

5204/462 Elizabeth St MELBOURNE 3000 (REI)

**Agent Comments** 

Price: \$580,000 Method: Private Sale Date: 18/02/2025

Property Type: Apartment



2215/220 Spencer St MELBOURNE 3000 (REI/VG)

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Price: \$550.000

Agent Comments

Method: Private Sale Date: 28/12/2024

Property Type: Apartment

Account - Ross-Hunt Surrey Hills | P: (03) 9830 4044





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