

## 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

3707/464-466 COLLINS STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$998,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

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

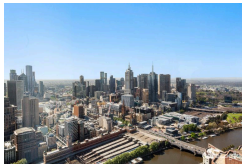
Date of sale

5604/7 RIVERSIDE QUAY SOUTHBANK VIC 3006	\$1,000,000	20-Oct-23
4C/27-37 RUSSELL STREET MELBOURNE VIC 3000	\$1,000,000	09-Jan-24
4704/7 RIVERSIDE QUAY SOUTHBANK VIC 3006	\$950,000	13-Oct-23

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: 11 March 2024


**5604/7 RIVERSIDE QUAY  
SOUTHBANK VIC 3006**

 2
  1
  -

Sold Price **\$1,000,000** Sold Date **20-Oct-23**

Distance **0.69km**


**4C/27-37 RUSSELL STREET  
MELBOURNE VIC 3000**

 2
  2
  1

Sold Price Sold Date **09-Jan-24**

Distance **0.95km**


**4704/7 RIVERSIDE QUAY  
SOUTHBANK VIC 3006**

 2
  2
  1

Sold Price **\$950,000** Sold Date **13-Oct-23**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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