

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

4204/568-580 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

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2022

to

31 Mar 2023

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

4304/568-580 COLLINS STREET MELBOURNE VIC 3000	\$543,888	21-Apr-23
1607/565 FLINDERS STREET MELBOURNE VIC 3000	\$560,000	01-Mar-23
1112/33 ROSE LANE MELBOURNE VIC 3000	\$550,000	21-Sep-22

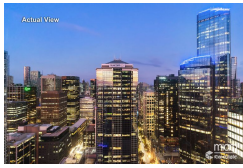
OR

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.

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**4304/568-580 COLLINS STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

^{RS}

\$543,888

Sold Date

21-Apr-23

Distance

0km



**1607/565 FLINDERS STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

\$560,000

Sold Date

01-Mar-23

Distance

0.31km



**1112/33 ROSE LANE MELBOURNE
VIC 3000**

2 2 1

Sold Price

\$550,000

Sold Date

21-Sep-22

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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