

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

2608/433-455 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

\$560,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 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

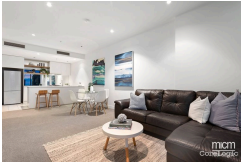
Date of sale

1708/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$590,000	16-May-24
2005/1-9 FRESHWATER PLACE SOUTHBANK VIC 3006	\$575,000	30-Aug-24
1/668 BOURKE STREET MELBOURNE VIC 3000	\$600,000	12-Apr-24

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: 07 October 2024



**1708/1-9 FRESHWATER PLACE
SOUTHBANK VIC 3006**

 1  1  1

Sold Price **\$590,000** Sold Date **16-May-24**

Distance **0.46km**

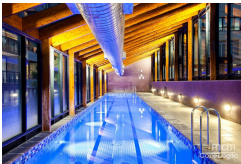


**2005/1-9 FRESHWATER PLACE
SOUTHBANK VIC 3006**

 1  1  1

Sold Price ^{RS} **\$575,000** Sold Date **30-Aug-24**

Distance **0.46km**



**1/668 BOURKE STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$600,000** Sold Date **12-Apr-24**

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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