

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

321/422-428 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

\$375,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$411,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2023

to

31 Dec 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

11/4 BANK PLACE MELBOURNE VIC 3000	\$411,000	20-Jul-23
703/8 BANK PLACE MELBOURNE VIC 3000	\$411,000	19-Jul-23
7A/392-396 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$362,500	02-Aug-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: 03 January 2024

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11/4 BANK PLACE MELBOURNE VIC 3000 Sold Price

^{RS} **\$411,000** Sold Date **20-Jul-23**

1 1 -

Distance **0.05km**



703/8 BANK PLACE MELBOURNE VIC 3000 Sold Price

\$411,000 Sold Date **19-Jul-23**

1 1 1

Distance **0.06km**



7A/392-396 LITTLE COLLINS STREET MELBOURNE VIC 3000 Sold Price

\$362,500 Sold Date **02-Aug-23**

1 1 -

Distance **0.19km**

RS = Recent sale **UN** = Undisclosed Sale

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