

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

57/187 Collins Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$515,444

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2020

to

30/09/2021

Source

REIV

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	Price	Date of sale
1	51/187 Collins St MELBOURNE 3000	\$860,000	10/08/2021
2	1117/422 Collins St MELBOURNE 3000	\$789,000	20/09/2021
3	703/501 Little Collins St MELBOURNE 3000	\$778,000	10/08/2021

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 six months.~~

This Statement of Information was prepared on:

16/11/2021 11:06

57/187 Collins Street, Melbourne Vic 3000



 2  2  0

Property Type: Apartment

Agent Comments

Two bedrooms, a large central bathroom and two powder rooms.

Indicative Selling Price

\$750,000 - \$800,000

Median Unit Price

Year ending September 2021: \$515,444

Comparable Properties

51/187 Collins St MELBOURNE 3000 (VG)

Agent Comments

 2  -  -

Price: \$860,000

Method: Sale

Date: 10/08/2021

Property Type: Flat/Unit/Apartment (Res)



1117/422 Collins St MELBOURNE 3000
(REI/VG)

Agent Comments

 2  1  1

Price: \$789,000

Method: Private Sale

Date: 20/09/2021

Property Type: Apartment

703/501 Little Collins St MELBOURNE 3000
(VG)

Agent Comments

 2  -  -

Price: \$778,000

Method: Sale

Date: 10/08/2021

Property Type: Flat/Unit/Apartment (Res)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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