

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

813/233-239 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

\$329,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2023

to

30 Nov 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

402/399 BOURKE STREET MELBOURNE VIC 3000	\$330,000	24-Jul-24
12/392-396 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$353,000	05-Jun-24
711/225 ELIZABETH STREET MELBOURNE VIC 3000	\$367,500	27-Aug-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: 03 December 2024



**402/399 BOURKE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$330,000** Sold Date **24-Jul-24**

Distance **0.35km**



**12/392-396 LITTLE COLLINS
STREET MELBOURNE VIC 3000**

1 1 -

Sold Price **\$353,000** Sold Date **05-Jun-24**

Distance **0.4km**



**711/225 ELIZABETH STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$367,500** Sold Date **27-Aug-24**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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