

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

1702/464-466 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,400

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2022

to

31 May 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

1012/138 SPENCER STREET MELBOURNE VIC 3000	\$706,640	27-Mar-23
1418/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$703,800	31-Mar-23
1818/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$719,100	21-Dec-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.~~

This Statement of Information was prepared on: 06 June 2023



**1012/138 SPENCER STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price

\$706,640

Sold Date

27-Mar-23

Distance

0.42km



**1418/70 SOUTHBANK BOULEVARD
SOUTHBANK VIC 3006**

2 2 -

Sold Price

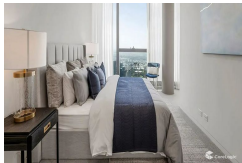
\$703,800

Sold Date

31-Mar-23

Distance

0.79km



**1818/70 SOUTHBANK BOULEVARD
SOUTHBANK VIC 3006**

2 2 -

Sold Price

\$719,100

Sold Date

21-Dec-22

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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