



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



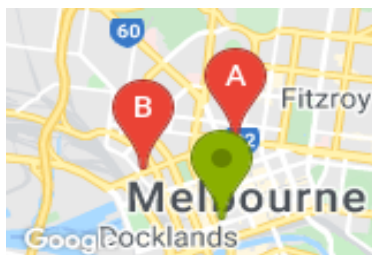
2011/422 COLLINS STREET, MELBOURNE,  2  1  1

Indicative Selling Price

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

Price Range: **\$850,000 to \$935,000**

MEDIAN SALE PRICE



MELBOURNE, VIC, 3000

Suburb Median Sale Price (Unit)

\$530,000

01 January 2020 to 31 December 2020

Provided by: 

COMPARABLE PROPERTIES

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.



5005/160 VICTORIA ST, CARLTON, VIC 3053  2  2  1

Sale Price

\$936,499

Sale Date: 16/12/2020

Distance from Property: 1.2km



177 ROSSLYN ST, WEST MELBOURNE, VIC  2  2  1

Sale Price

***\$890,000**

Sale Date: 26/01/2021

Distance from Property: 1.2km



93 KAVANAGH ST, SOUTHBANK, VIC 3006  2  2  -

Sale Price

***\$881,500**

Sale Date: 02/02/2021

Distance from Property: 968m

This report has been compiled on 15/03/2021 by Victorian Independent Property Consulting Pty Ltd. Property Data Solutions Pty Ltd 2021 -

www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

2011/422 COLLINS STREET, MELBOURNE, VIC 3000

Indicative selling price

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

Price Range:

\$850,000 to \$935,000

Median sale price

Median price

\$530,000

Property type

Unit

Suburb

MELBOURNE

Period

01 January 2020 to 31 December 2020

Source

pricefinder

Comparable property sales

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

5005/160 VICTORIA ST, CARLTON, VIC 3053	\$936,499	16/12/2020
177 ROSSLYN ST, WEST MELBOURNE, VIC 3003	*\$890,000	26/01/2021
93 KAVANAGH ST, SOUTHBANK, VIC 3006	*\$881,500	02/02/2021

This Statement of Information was prepared on:

15/03/2021