

## 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

1105/422 Collins Street, Melbourne Vic 3000

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$680,000

&

\$720,000

#### Median sale price

Median price

\$567,500

House

Unit

X

Suburb

Melbourne

Period - From

01/10/2017

to

31/12/2017

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	G3/61 Mackenzie St MELBOURNE 3000	\$730,000	17/02/2018
2	157/468 La Trobe St WEST MELBOURNE 3003	\$700,000	03/03/2018
3	3/3 Stewart St MELBOURNE 3000	\$690,000	07/04/2018

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.



2   
 1   
 1

**Rooms:** 3

**Property Type:**

Agent Comments

**Indicative Selling Price**

\$680,000 - \$720,000

**Median Unit Price**

December quarter 2017: \$567,500

## Comparable Properties



**G3/61 Mackenzie St MELBOURNE 3000 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$730,000

**Method:** Auction Sale

**Date:** 17/02/2018

**Rooms:** -

**Property Type:** Apartment



**157/468 La Trobe St WEST MELBOURNE 3003 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$700,000

**Method:** Auction Sale

**Date:** 03/03/2018

**Rooms:** 3

**Property Type:** Apartment

**Land Size:** 130 sqm approx

**3/3 Stewart St MELBOURNE 3000 (REI)**

Agent Comments

2   
 1   
 1

**Price:** \$690,000

**Method:** Auction Sale

**Date:** 07/04/2018

**Rooms:** -

**Property Type:** Apartment