

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

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
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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

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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

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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

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Price: \$690,000

Method: Auction Sale

Date: 07/04/2018

Rooms: -

Property Type: Apartment