

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

5705/568-580 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 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

1503/620 COLLINS STREET MELBOURNE VIC 3000	\$507,000	05-Jul-24
2008/11 ROSE LANE MELBOURNE VIC 3000	\$500,000	20-Sep-24
1712/618 LONSDALE STREET MELBOURNE VIC 3000	\$520,000	22-Jul-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: 21 October 2024

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**1503/620 COLLINS STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$507,000** Sold Date **05-Jul-24**

Distance **0.1km**



**2008/11 ROSE LANE MELBOURNE
VIC 3000**

2 1 1

Sold Price ^{RS} **\$500,000** Sold Date **20-Sep-24**

Distance **0.34km**



**1712/618 LONSDALE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$520,000** Sold Date **22-Jul-24**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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