

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

1205/325 Collins Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$410,000 & \$450,000

Median sale price

Median price \$482,500 Property Type Unit Suburb Melbourne

Period - From 01/07/2021 to 30/09/2021 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	1405/565 Flinders St MELBOURNE 3000	\$470,000	27/09/2021
2	107/16 Liverpool St MELBOURNE 3000	\$443,500	15/07/2021
3	2312/620 Collins St MELBOURNE 3000	\$410,000	11/11/2021

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.~~

This Statement of Information was prepared on:

08/12/2021 11:54



1
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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$410,000 - \$450,000

Median Unit Price

September quarter 2021: \$482,500

Comparable Properties



1405/565 Flinders St MELBOURNE 3000 (REI)

Agent Comments

1
 1
 1

Price: \$470,000

Method: Private Sale

Date: 27/09/2021

Property Type: Apartment



107/16 Liverpool St MELBOURNE 3000 (REI/VG)

Agent Comments

1
 1
 1

Price: \$443,500

Method: Private Sale

Date: 15/07/2021

Property Type: Apartment



2312/620 Collins St MELBOURNE 3000 (REI)

Agent Comments

1
 1
 1

Price: \$410,000

Method: Private Sale

Date: 11/11/2021

Property Type: Apartment