

## 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

34/243 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) (\*Delete single price or range as applicable)

Single Price

\$460,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2019

to

31 Dec 2019

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

1201/250 Elizabeth Street Melbourne VIC 3000	\$460,000	28-Sep-19
802/139 Bourke Street Melbourne VIC 3000	\$460,000	22-Oct-19
802/455 Elizabeth Street Melbourne VIC 3000	\$450,000	09-Sep-19

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: 06 January 2020



**1201/250 Elizabeth Street  
Melbourne VIC 3000**

 1  1  -

Sold Price

**\$460,000**

Sold Date

**28-Sep-19**

Distance

**0.45km**



**802/139 Bourke Street Melbourne  
VIC 3000**

 1  1  -

Sold Price

Sold Date

**22-Oct-19**

Distance

**0.46km**



**802/455 Elizabeth Street  
Melbourne VIC 3000**

 1  1  -

Sold Price

**\$450,000**

Sold Date

**09-Sep-19**

Distance

**0.98km**

RS = Recent sale

UN = Undisclosed Sale

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