## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode 1702/568 Collins Street, Melbourne Vic 3000	
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#### Indicative selling price

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

Range between	\$530,000	&	\$580,000
Trailige between	φ550,000	α	φ300,000

#### Median sale price

Median price	\$502,000	Pro	perty Type	Jnit		Suburb	Melbourne
Period - From	01/10/2023	to	30/09/2024		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

Add	dress of comparable property	Price	Date of sale
1	1909/668 Bourke St MELBOURNE 3000	\$584,000	25/10/2024
2	2506/250 Elizabeth St MELBOURNE 3000	\$565,000	01/10/2024
3	2404/620 Collins St MELBOURNE 3000	\$535,000	19/08/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/11/2024 10:19









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$530,000 - \$580,000 Median Unit Price Year ending September 2024: \$502,000

## Comparable Properties



1909/668 Bourke St MELBOURNE 3000 (REI)

Price: \$584,000 Method: Private Sale Date: 25/10/2024

**--** 2

Property Type: Apartment



2506/250 Elizabeth St MELBOURNE 3000 (REI) Agent Comments

Price: \$565,000 Method: Private Sale Date: 01/10/2024 Rooms: 3

Property Type: Apartment



2404/620 Collins St MELBOURNE 3000 (REI)

)UU (KEI)

**Agent Comments** 

Agent Comments

1 **2** 1

Price: \$535,000 Method: Private Sale Date: 19/08/2024

Property Type: Apartment

Account - Gem Realty





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