

## 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

4201/568-580 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

or range  
between

\$330,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2022

to

30 Nov 2023

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

3406/568-580 COLLINS STREET MELBOURNE VIC 3000	\$355,000	17-Jul-23
6206/568-580 COLLINS STREET MELBOURNE VIC 3000	\$335,000	14-Jun-23
5801/568-580 COLLINS STREET MELBOURNE VIC 3000	\$358,000	19-Nov-23

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: 04 December 2023



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**3406/568-580 COLLINS STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$355,000** Sold Date **17-Jul-23**

Distance **0km**



**6206/568-580 COLLINS STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price <sup>RS</sup> **\$335,000** <sup>UN</sup> Sold Date **14-Jun-23**

Distance **0km**



**5801/568-580 COLLINS STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price <sup>RS</sup> **\$358,000** <sup>UN</sup> Sold Date **19-Nov-23**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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