

## 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

712/233-239 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

\$425,000

&

\$455,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2023

to

31 Jul 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

611/394-398 COLLINS STREET MELBOURNE VIC 3000	\$425,000	18-Jun-24
1410/31 A'BECKETT STREET MELBOURNE VIC 3000	\$455,000	05-Mar-24
2110/22-24 JANE BELL LANE MELBOURNE VIC 3000	\$465,000	13-Feb-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: 06 August 2024



**611/394-398 COLLINS STREET  
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$425,000** Sold Date **18-Jun-24**

Distance **0.45km**



**1410/31 A'BECKETT STREET  
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$455,000** Sold Date **05-Mar-24**

Distance **0.86km**



**2110/22-24 JANE BELL LANE  
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$465,000** Sold Date **13-Feb-24**

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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