

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

2101/464-466 COLLINS STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$599,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2021

to

30 Sep 2022

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

11/114 HARDWARE STREET MELBOURNE VIC 3000	\$600,000	21-Jul-22
516/83 QUEENS BRIDGE STREET SOUTHBANK VIC 3006	\$600,000	15-Sep-22
4406/135 A'BECKETT STREET MELBOURNE VIC 3000	\$600,000	13-Jun-22

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: 03 October 2022


**11/114 HARDWARE STREET
MELBOURNE VIC 3000**
 2  1  1

Sold Price

\$600,000

Sold Date

21-Jul-22

Distance

0.62km
**516/83 QUEENS BRIDGE STREET
SOUTHBANK VIC 3006**
 2  1  1

Sold Price

^{RS} **\$600,000**

Sold Date

15-Sep-22

Distance

0.76km
**4406/135 A'BECKETT STREET
MELBOURNE VIC 3000**
 2  1  1

Sold Price

\$600,000

Sold Date

13-Jun-22

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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