

## 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

207/422-428 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

\$470,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2023

to

31 Dec 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

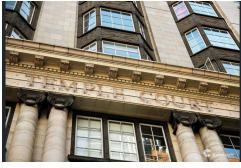
Date of sale

905/422-428 COLLINS STREET MELBOURNE VIC 3000	\$475,000	19-Nov-23
4/422-428 COLLINS STREET MELBOURNE VIC 3000	\$475,000	19-Nov-23
3205/464-466 COLLINS STREET MELBOURNE VIC 3000	\$525,000	22-Aug-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: 24 January 2024



**905/422-428 COLLINS STREET  
MELBOURNE VIC 3000**

 1  1  -

Sold Price

**\$475,000**

Sold Date **19-Nov-23**

Distance **0.01km**



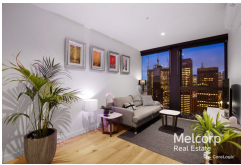
**4/422-428 COLLINS STREET  
MELBOURNE VIC 3000**

 1  1  1

Sold Price

Sold Date **19-Nov-23**

Distance **0.03km**



**3205/464-466 COLLINS STREET  
MELBOURNE VIC 3000**

 1  1  1

Sold Price

**\$525,000**

Sold Date **22-Aug-23**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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