

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

2005/464-466 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

or range
between

\$655,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2022

to

30 Sep 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

705/336-376 RUSSELL STREET MELBOURNE VIC 3000	\$663,500	31-Aug-23
1211/68 LA TROBE STREET MELBOURNE VIC 3000	\$685,000	13-Jul-23
336-376 RUSSELL STREET MELBOURNE VIC 3000	\$663,500	31-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: 19 October 2023



**705/336-376 RUSSELL STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

\$663,500

Sold Date

31-Aug-23

Distance

1.23km



**1211/68 LA TROBE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

\$685,000

Sold Date

13-Jul-23

Distance

1.24km



**336-376 RUSSELL STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

^{RS} **\$663,500**

Sold Date

31-Aug-23

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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