

## 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

4205/568-580 COLLINS STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$450,000

&

\$490,000

### 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

2802/11 ROSE LANE MELBOURNE VIC 3000	\$486,041	17-Jul-23
2601/220 SPENCER STREET MELBOURNE VIC 3000	\$450,000	31-Jul-23
2101/639 LONSDALE STREET MELBOURNE VIC 3000	\$480,000	25-Oct-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: 08 December 2023

**2802/11 ROSE LANE MELBOURNE  
VIC 3000**

2 1 1

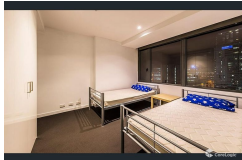
Sold Price

**\$486,041**

Sold Date

**17-Jul-23**

Distance

**0.34km****2601/220 SPENCER STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price

**\$450,000**

Sold Date

**31-Jul-23**

Distance

**0.37km****2101/639 LONSDALE STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price

<sup>RS</sup> **\$480,000**

Sold Date

**25-Oct-23**

Distance

**0.38km**

RS = Recent sale

UN = Undisclosed Sale

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