

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 4803/568 Collins Street, Melbourne 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 \$*580,000 & \$600,000

Median sale price

Median price \$480,000 Property type apartment Suburb Melbourne

Period - From 29/9/2019 to 29/9/2020 Source Realestate.com.au

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 six 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
1 3017/220 Spencer Street, Melbourne 3000	\$620,000	30/7/2020
2 12/114 Hardware Street, Melbourne 3000	\$560,000	24/7/2020
3 3106/568 Collins Street, Melbourne 3000	\$568,888	14/4/2020

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 six months.

This Statement of Information was prepared on: 13/10/2020