Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	85/394 Collins Street, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$275,000

Median sale price

Median price	\$518,000	Pro	perty Type Ur	it		Suburb	Melbourne
Period - From	01/04/2021	to	31/03/2022	So	urce	REIV	

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

1	507/399 Bourke St MELBOURNE 3000	\$282,000	27/01/2022
2	408/17 Singers La MELBOURNE 3000	\$280,000	07/02/2022
3	610/29 Market St MELBOURNE 3000	\$280,000	01/12/2021

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:	29/04/2022 10:08



Date of sale

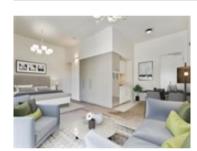




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$275,000 **Median Unit Price** Year ending March 2022: \$518,000

Comparable Properties



507/399 Bourke St MELBOURNE 3000 (REI/VG) Agent Comments

60) -

Price: \$282.000 Method: Private Sale Date: 27/01/2022

Property Type: Studio Apartment

408/17 Singers La MELBOURNE 3000 (VG)

Price: \$280,000 Method: Sale Date: 07/02/2022

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



610/29 Market St MELBOURNE 3000 (VG)

Price: \$280,000 Method: Sale Date: 01/12/2021

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



