

Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

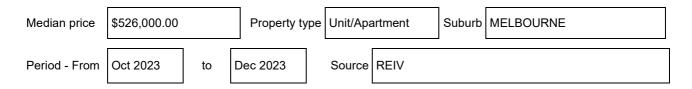
Address Including suburb and postcode 2204/568 Collins Street, Melbourne, 3000

Indicative selling price

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

| Single price | or range between \$440,000.00 | & | \$480,000.00 |
|--------------|-------------------------------|---|--------------|
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Median sale price



Comparable property sales

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 |
|--|--------------|--------------|
| 1705/380 Little Lonsdale St MELBOURNE 3000 | \$470,000.00 | 27/10/2023 |
| 1012/33 Rose La MELBOURNE 3000 | \$460,000.00 | 8/02/2024 |
| 209/8 Sutherland St MELBOURNE 3000 | \$455,000.00 | 21/03/2024 |

This Statement of Information was prepared on: Wednesday 03rd April 2024

