

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

4508/568-580 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

\$570,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2022

to

31 Jul 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

1711/7 KATHERINE PLACE MELBOURNE VIC 3000	\$570,000	15-Jul-23
2213/220 SPENCER STREET MELBOURNE VIC 3000	\$610,000	07-Mar-23
1006/639 LONSDALE STREET MELBOURNE VIC 3000	\$595,000	25-Mar-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: 15 August 2023

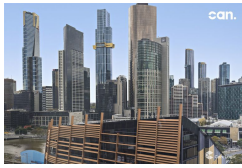


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**1711/7 KATHERINE PLACE
MELBOURNE VIC 3000**

2 2 1

Sold Price

^{RS}

\$570,000

Sold Date

15-Jul-23

Distance

0.23km



**2213/220 SPENCER STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

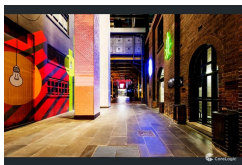
\$610,000

Sold Date

07-Mar-23

Distance

0.37km



**1006/639 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

\$595,000

Sold Date

25-Mar-23

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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