

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 808/201 Collins Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$526,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2023 to 31/12/2023 Source 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	Price	Date of sale
1	701/250 St Kilda Rd SOUTHBANK 3006	\$2,500,000	07/12/2023
2	402/30 St Andrews PI EAST MELBOURNE 3002	\$2,355,000	09/12/2023
3	44 Bell St FITZROY 3065	\$2,200,000	01/12/2023

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: 07/02/2024 17:45



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,400,000
Median Unit Price
December quarter 2023: \$526,000

Comparable Properties



701/250 St Kilda Rd SOUTHBANK 3006 (REI) Agent Comments



Price: \$2,500,000
Method: Private Sale
Date: 07/12/2023
Property Type: Apartment



402/30 St Andrews PI EAST MELBOURNE 3002 (REI) Agent Comments



Price: \$2,355,000
Method: Auction Sale
Date: 09/12/2023
Property Type: Apartment



44 Bell St FITZROY 3065 (REI) Agent Comments



Price: \$2,200,000
Method: Sold Before Auction
Date: 01/12/2023
Property Type: House (Res)

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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