

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

4105/568-580 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

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

5004/568-580 COLLINS STREET MELBOURNE VIC 3000	\$500,000	19-Sep-24
811/620 COLLINS STREET MELBOURNE VIC 3000	\$480,000	04-Nov-24
2211/138 SPENCER STREET MELBOURNE VIC 3000	\$536,000	20-Nov-24

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: 17 February 2025

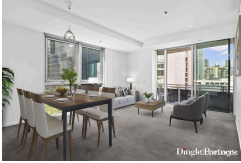


**5004/568-580 COLLINS STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price **\$500,000** Sold Date **19-Sep-24**

Distance **0km**

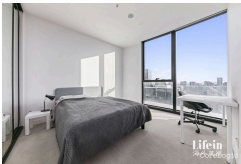


**811/620 COLLINS STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$480,000** Sold Date **04-Nov-24**

Distance **0.1km**



**2211/138 SPENCER STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$536,000** Sold Date **20-Nov-24**

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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