

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 708/233 Collins Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$360,000 & \$390,000

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	601/58 Clarke St SOUTHBANK 3006	\$388,500	17/02/2024
2	1010/25 Therry St MELBOURNE 3000	\$382,500	13/10/2023
3	704/339 Swanston St MELBOURNE 3000	\$370,000	02/01/2024

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: 07/03/2024 17:36



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$360,000 - \$390,000

Median Unit Price

December quarter 2023: \$526,000

Comparable Properties



601/58 Clarke St SOUTHBANK 3006 (REI)

Agent Comments



Price: \$388,500

Method: Auction Sale

Date: 17/02/2024

Property Type: Apartment



1010/25 Therry St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$382,500

Method: Private Sale

Date: 13/10/2023

Property Type: Apartment



704/339 Swanston St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$370,000

Method: Private Sale

Date: 02/01/2024

Property Type: Apartment

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



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