Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	1211/233 Collins Street, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$475,000	&	\$495,000
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Median sale price

Median price	\$500,000	Pro	perty Type Uni	t		Suburb	Melbourne
Period - From	01/04/2024	to	30/06/2024	So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	38/24 Little Bourke St MELBOURNE 3000	\$475,000	07/09/2024
2	1605/60 Kavanagh St SOUTHBANK 3006	\$480,000	31/05/2024
3	4105/81 Abeckett St MELBOURNE 3000	\$495,000	22/04/2024

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:	01/10/2024 13:45
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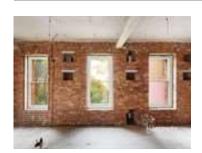






Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$475,000 - \$495,000 Median Unit Price June quarter 2024: \$500,000

Comparable Properties



38/24 Little Bourke St MELBOURNE 3000 (REI) Agent Comments

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Price: \$475,000 **Method:** Auction Sale **Date:** 07/09/2024

Property Type: Apartment



1605/60 Kavanagh St SOUTHBANK 3006

(REI/VG)

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Price: \$480,000 Method: Private Sale Date: 31/05/2024

Property Type: Apartment

Agent Comments



4105/81 Abeckett St MELBOURNE 3000

(REI/VG)

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a.

Price: \$495,000 **Method:** Private Sale **Date:** 22/04/2024

Property Type: Apartment

Agent Comments

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



