

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

1411/325 Collins Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$358,000

Median sale price

Median price

\$530,000

House

Unit

X

Suburb

Melbourne

Period - From

01/01/2018

to

31/03/2018

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	41.09/220 Spencer St MELBOURNE 3000	\$360,000	18/04/2018
2	8.03/25 Therry St MELBOURNE 3000	\$358,000	20/03/2018
3	3009/133 City Rd SOUTHBANK 3006	\$356,000	01/03/2018

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.



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$358,000

Median Unit Price
 March quarter 2018: \$530,000

Comparable Properties



41.09/220 Spencer St MELBOURNE 3000 (REI) **Agent Comments**

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Price: \$360,000
Method: Private Sale
Date: 18/04/2018
Rooms: 4
Property Type: Apartment



8.03/25 Therry St MELBOURNE 3000 (REI) **Agent Comments**

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Price: \$358,000
Method: Private Sale
Date: 20/03/2018
Rooms: 4
Property Type: Apartment



3009/133 City Rd SOUTHBANK 3006 (REI) **Agent Comments**

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Price: \$356,000
Method: Private Sale
Date: 01/03/2018
Rooms: 2
Property Type: Apartment
Land Size: 58 sqm approx