

# 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 818/422 Collins Street, Melbourne, VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$850,000 & \$895,000

### Median sale price

Median price \$413,000 Property Type Apartment Suburb Melbourne (3000)  
Period - From 01/11/2023 to 31/10/2024 Source Corelogic

### Comparable property sales

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
918/422-428 COLLINS STREET, MELBOURNE VIC 3000	\$881,000	11/08/2024
27-29 FLINDERS LANE, MELBOURNE VIC 3000	\$880,000	21/05/2024
35/2 EXHIBITION STREET, MELBOURNE VIC 3000	\$1,200,000	23/07/2024

This Statement of Information was prepared on: 14/11/2024