

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

2307/568-580 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

Property type

House

Suburb

Melbourne

Period-from

01 Nov 2023

to

31 Oct 2024

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

2606/568-580 COLLINS STREET MELBOURNE VIC 3000	\$405,000	08-Nov-24
2204/568-580 COLLINS STREET MELBOURNE VIC 3000	\$462,000	20-Apr-24
907C/568-580 COLLINS STREET MELBOURNE VIC 3000	\$485,000	01-Jul-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: 25 November 2024



**2606/568-580 COLLINS STREET
MELBOURNE VIC 3000**

Sold Price ^{RS} **\$405,000** ^{UN} Sold Date **08-Nov-24**

2 2 -

Distance **0km**



**2204/568-580 COLLINS STREET
MELBOURNE VIC 3000**

Sold Price **\$462,000** Sold Date **20-Apr-24**

2 2 -

Distance **0km**



**907C/568-580 COLLINS STREET
MELBOURNE VIC 3000**

Sold Price **\$485,000** Sold Date **01-Jul-24**

2 - -

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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