

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

3707/464-466 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

\$920,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,000

Property type

Unit

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

6112/639 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$958,750	02-Sep-24
5918/70 SOUTHBANK BOULEVARD SOUTHBANK VIC 3006	\$974,000	12-Jul-24
303/7 HOWARD STREET WEST MELBOURNE VIC 3003	\$1,000,000	05-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: 17 November 2024



**6112/639 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

 2  2  1

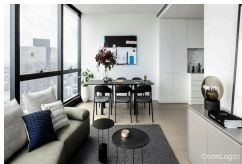
Sold Price

\$958,750

Sold Date **02-Sep-24**

Distance

0.64km



**5918/70 SOUTHBANK BOULEVARD
SOUTHBANK VIC 3006**

 2  2  1

Sold Price

\$974,000

Sold Date **12-Jul-24**

Distance

0.79km



**303/7 HOWARD STREET WEST
MELBOURNE VIC 3003**

 2  2  1

Sold Price

\$1,000,000

Sold Date **05-Jul-24**

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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