

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

4805/568-580 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

House

Suburb

Melbourne

Period-from

01 Apr 2024

to

31 Mar 2025

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

4602/568-580 COLLINS STREET MELBOURNE VIC 3000	\$485,000	26-Feb-25
1711/568-580 COLLINS STREET MELBOURNE VIC 3000	\$445,000	14-Apr-25
4105/568-580 COLLINS STREET MELBOURNE VIC 3000	\$463,000	26-Mar-25

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: 24 April 2025

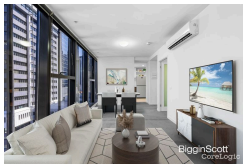
Team 477
M 0405030000
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4602/568-580 COLLINS STREET
MELBOURNE VIC 3000

1 1 1

Sold Price **\$485,000** Sold Date **26-Feb-25**
Distance **0km**



1711/568-580 COLLINS STREET
MELBOURNE VIC 3000

2 1 1

Sold Price ^{RS} **\$445,000** Sold Date **14-Apr-25**
Distance **0km**



4105/568-580 COLLINS STREET
MELBOURNE VIC 3000

2 1 1

Sold Price ^{RS} **\$463,000** Sold Date **26-Mar-25**
Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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