

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

4808/568-580 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2024

to

31 May 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

2703/668 BOURKE STREET MELBOURNE VIC 3000	\$600,000	07-May-25
703/220 SPENCER STREET MELBOURNE VIC 3000	\$598,000	27-May-25
2411/33 ROSE LANE MELBOURNE VIC 3000	\$550,000	03-Apr-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: 06 June 2025

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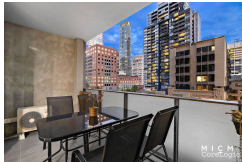
**2703/668 BOURKE STREET
 MELBOURNE VIC 3000**

 2  1  1

Sold Price

^{RS} **\$600,000** Sold Date **07-May-25**

Distance **0.26km**



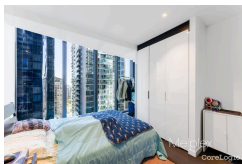
**703/220 SPENCER STREET
 MELBOURNE VIC 3000**

 2  2  1

Sold Price

^{RS} **\$598,000** Sold Date **27-May-25**

Distance **0.37km**



**2411/33 ROSE LANE MELBOURNE
 VIC 3000**

 2  2  1

Sold Price

\$550,000 Sold Date **03-Apr-25**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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