

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

1607/568-580 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,375

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 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

607/668 BOURKE STREET MELBOURNE VIC 3000	\$440,000	01-Feb-24
5083Y/11 ROSE LANE MELBOURNE VIC 3000	\$432,000	15-Mar-24
1010/33 ROSE LANE MELBOURNE VIC 3000	\$450,000	19-Mar-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: 27 May 2024


**607/668 BOURKE STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price \$440,000 Sold Date 01-Feb-24
Distance 0.26km

**5083Y/11 ROSE LANE MELBOURNE
VIC 3000**

2 1 1

Sold Price \$432,000 Sold Date 15-Mar-24
Distance 0.34km

**1010/33 ROSE LANE MELBOURNE
VIC 3000**

2 1 1

Sold Price \$450,000 Sold Date 19-Mar-24
Distance 0.34km
RS = Recent sale
UN = Undisclosed Sale

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