

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

2005/464-466 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

or range
between

\$685,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2022

to

31 Aug 2023

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

1600/668 BOURKE STREET MELBOURNE VIC 3000	\$710,548	15-Jun-23
4312/639 LONSDALE STREET MELBOURNE VIC 3000	\$690,000	10-Apr-23
1301/318 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$727,999	06-Jun-23

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: 11 September 2023



**1600/668 BOURKE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

^{RS} **\$710,548** Sold Date **15-Jun-23**

Distance **0.42km**



**4312/639 LONSDALE STREET
MELBOURNE VIC 3000**

2 2 1

Sold Price

\$690,000 Sold Date **10-Apr-23**

Distance **0.51km**



**1301/318 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

2 2 1

Sold Price

\$727,999 Sold Date **06-Jun-23**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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