

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

308/233-239 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2022

to

31 Oct 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

203/233-239 COLLINS STREET MELBOURNE VIC 3000	\$460,000	04-Jul-23
311/233-239 COLLINS STREET MELBOURNE VIC 3000	\$455,000	07-Jun-23
805/182 COLLINS STREET MELBOURNE VIC 3000	\$420,000	29-Aug-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: 15 November 2023



**203/233-239 COLLINS STREET
 MELBOURNE VIC 3000**

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Sold Price **\$460,000** Sold Date **04-Jul-23**

Distance **0.01km**



**311/233-239 COLLINS STREET
 MELBOURNE VIC 3000**

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Sold Price ^{RS} **\$455,000** ^{UN} Sold Date **07-Jun-23**

Distance **0.01km**



**805/182 COLLINS STREET
 MELBOURNE VIC 3000**

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Sold Price ^{RS} **\$420,000** ^{UN} Sold Date **29-Aug-23**

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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