

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

4011/568-580 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

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,750

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

2609/200 SPENCER STREET MELBOURNE VIC 3000	\$593,000	27-Feb-24
1301/565 FLINDERS STREET MELBOURNE VIC 3000	\$583,000	22-Nov-23
1410/199 WILLIAM STREET MELBOURNE VIC 3000	\$601,000	06-Feb-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: 01 May 2024



**2609/200 SPENCER STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$593,000** Sold Date **27-Feb-24**

Distance **0.3km**



**1301/565 FLINDERS STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$583,000** Sold Date **22-Nov-23**

Distance **0.3km**



**1410/199 WILLIAM STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price **\$601,000** Sold Date **06-Feb-24**

Distance **0.46km**

RS = Recent sale UN = Undisclosed Sale

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