

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 418/422-428 Collins Street, Melbourne, VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$850,000

&

\$890,000

Median sale price

Median price

\$410,000

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

01/03/2023

to

29/02/2024

Source

Corelogic

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
711/26 SOUTHGATE AVENUE, SOUTHBANK VIC 3006	\$860,000	31/10/2023
503/258-260 FLINDERS LANE, MELBOURNE VIC 3000	\$1,041,000	13/11/2023
404/258-260 FLINDERS LANE MELBOURNE VIC 3000	\$891,200	04/12/2023

This Statement of Information was prepared on: 19/03/2024