

## 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

5905/568-580 COLLINS STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

819/199 WILLIAM STREET MELBOURNE VIC 3000	\$440,000	06-Mar-24
2001/220 SPENCER STREET MELBOURNE VIC 3000	\$440,000	30-Nov-23
303/350 LA TROBE STREET MELBOURNE VIC 3000	\$456,000	22-Apr-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: 29 April 2024



**819/199 WILLIAM STREET  
MELBOURNE VIC 3000**

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Sold Price **\$440,000** Sold Date **06-Mar-24**

Distance **0.44km**



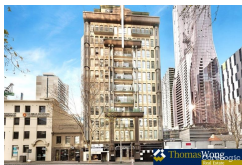
**2001/220 SPENCER STREET  
MELBOURNE VIC 3000**

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Sold Price

Sold Date **30-Nov-23**

Distance **0.36km**



**303/350 LA TROBE STREET  
MELBOURNE VIC 3000**

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Sold Price <sup>RS</sup> **\$456,000** Sold Date **22-Apr-24**

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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