

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

4805/568-580 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

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2022

to

31 May 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

4909/33 ROSE LANE MELBOURNE VIC 3000	520000	16-Feb-23
4809/33 ROSE LANE MELBOURNE VIC 3000	516000	06-May-23
3406/618 LONSDALE STREET MELBOURNE VIC 3000	505000	14-Jan-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: 29 June 2023



4909/33 ROSE LANE MELBOURNE VIC 3000 Sold Price **520000** Sold Date **16-Feb-23**
 Distance **0.34km**

2 1 1



4809/33 ROSE LANE MELBOURNE VIC 3000 Sold Price **RS 516000** Sold Date **06-May-23**
 Distance **0.34km**

2 1 1



3406/618 LONSDALE STREET MELBOURNE VIC 3000 Sold Price **505000** Sold Date **14-Jan-23**
 Distance **0.49km**

2 1 1



2502/620 COLLINS STREET MELBOURNE VIC 3000 Sold Price **530000** Sold Date **19-Apr-23**
 Distance **0.1km**

2 1 1

RS = Recent sale UN = Undisclosed Sale

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