

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 4203/568 Collins Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$650,000 & \$680,000

Median sale price

Median price \$515,000 House Unit X Suburb Melbourne

Period - From 01/01/2018 to 31/12/2018 Source REIV

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

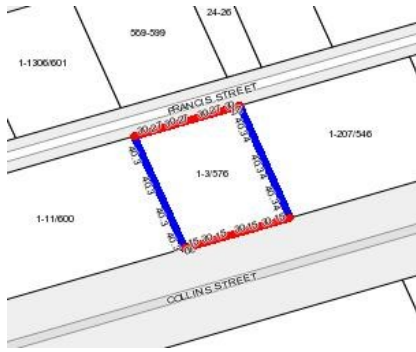
	Address of comparable property	Price	Date of sale
1	701/325 Collins St MELBOURNE 3000	\$780,000	07/09/2018
2	26/12 Collins Way MELBOURNE 3000	\$730,000	10/10/2018
3	1805/620 Collins St MELBOURNE 3000	\$650,000	08/02/2019

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 six months.~~

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4203/568 Collins Street, Melbourne Vic 3000



 2  2  1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$650,000 - \$680,000

Median Unit Price

Year ending December 2018: \$515,000

Comparable Properties

701/325 Collins St MELBOURNE 3000 (REI/VG) **Agent Comments**

 2  2  1

Price: \$780,000

Method: Private Sale

Date: 07/09/2018

Rooms: 4

Property Type: Apartment

26/12 Collins Way MELBOURNE 3000 (VG) **Agent Comments**

 2  -  -

Price: \$730,000

Method: Sale

Date: 10/10/2018

Rooms: -

Property Type: Strata Unit/Flat



1805/620 Collins St MELBOURNE 3000 (REI) **Agent Comments**

 2  2  1

Price: \$650,000

Method: Private Sale

Date: 08/02/2019

Rooms: -

Property Type: Apartment

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