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	5503/568-580 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	$620,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$412,375	Property type	Unit	Suburb	Melbourne
Period-from	01 Jun 2023	to	31 May 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
2301/620 COLLINS STREET MELBOURNE VIC 3000	$672,500	01-Jun-24
1406/668 BOURKE STREET MELBOURNE VIC 3000	$670,000	29-May-24
2506/668 BOURKE STREET MELBOURNE VIC 3000	$650,000	02-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: 06 June 2024

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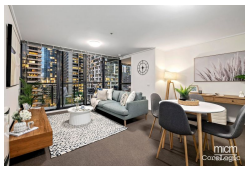


2301/620 COLLINS STREET MELBOURNE VIC 3000

2 2 1

Sold Price RS $672,500 Sold Date 01-Jun-24

Distance 0.1km



1406/668 BOURKE STREET MELBOURNE VIC 3000

2 2 1

Sold Price RS $670,000 Sold Date 29-May-24

Distance 0.26km



2506/668 BOURKE STREET MELBOURNE VIC 3000

2 2 1

Sold Price $650,000 Sold Date 02-Apr-24

Distance 0.26km

RS = Recent sale **UN** = Undisclosed Sale

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