

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

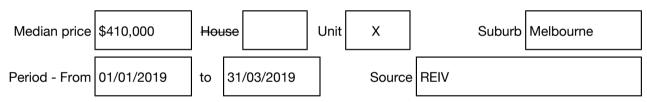
51/243 Collins Street, Melbourne Vic 3000

Indicative selling price

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

Range between	\$430,000	&	\$470,000

Median sale price



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	312/2 Newquay Prm DOCKLANDS 3008	\$450,000	10/04/2019
2	101/1 Manchester La MELBOURNE 3000	\$425,000	08/04/2019
3	605/613 Swanston St CARLTON 3053	\$420,000	20/05/2019

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.

Account - Jellis Craig | P: 03 9387 5888 | F: 03 9381 0919

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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Rooms: Property Type: Apartment Agent Comments Indicative Selling Price \$430,000 - \$470,000 Median Unit Price March quarter 2019: \$410,000

Comparable Properties



(REI/VG)

312/2 Newquay Prm DOCKLANDS 3008

Price: \$450,000 Method: Private Sale Date: 10/04/2019 Rooms: 2 Property Type: Apartment



101/1 Manchester La MELBOURNE 3000 A
(REI/VG)

Agent Comments

Agent Comments



Price: \$425,000 Method: Private Sale Date: 08/04/2019 Rooms: -Property Type: Apartment

Price: \$420,000 Method: Private Sale Date: 20/05/2019 Rooms: 2

Property Type: Apartment



605/613 Swanston St CARLTON 3053 (REI)

Agent Comments

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