

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

1108/325 Collins Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$380,000

Median sale price

Median price

\$550,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2019

to

31/12/2019

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.

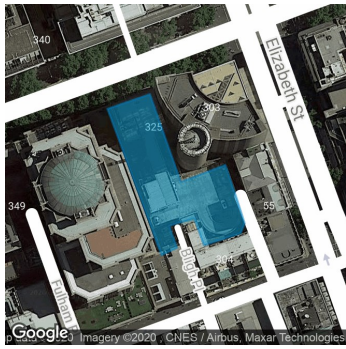
	Address of comparable property	Price	Date of sale
1	1211/100 Harbour Esp DOCKLANDS 3008	\$396,000	06/11/2019
2	2405/442-450 Elizabeth St MELBOURNE 3000	\$388,000	20/11/2019
3	2710/70 Southbank Blvd SOUTHBANK 3006	\$380,000	06/01/2020

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.~~

This Statement of Information was prepared on:

29/01/2020 15:21



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$380,000

Median Unit Price
December quarter 2019: \$550,000

Comparable Properties



1211/100 Harbour Esp DOCKLANDS 3008 (REI)

Agent Comments



Price: \$396,000
Method: Private Sale
Date: 06/11/2019
Property Type: Apartment



2405/442-450 Elizabeth St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$388,000
Method: Private Sale
Date: 20/11/2019
Property Type: Apartment
Land Size: 43 sqm approx



2710/70 Southbank Blvd SOUTHBANK 3006 (REI)

Agent Comments



Price: \$380,000
Method: Private Sale
Date: 06/01/2020
Rooms: 2
Property Type: Apartment