

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

408/233-239 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

\$350,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2019

to

31 Dec 2019

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

615/233-239 Collins Street Melbourne VIC 3000	\$382,000	16-Aug-19
504/268 Flinders Street Melbourne VIC 3000	\$410,000	17-Sep-19
801/22 Coromandel Place Melbourne VIC 3000	\$350,000	04-Aug-19

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: 17 January 2020



**615/233-239 Collins Street
Melbourne VIC 3000**

2 1 -

Sold Price **\$382,000** Sold Date **16-Aug-19**

Distance -



**504/268 Flinders Street Melbourne
VIC 3000**

2 1 -

Sold Price **\$410,000** Sold Date **17-Sep-19**

Distance **0.16km**



**801/22 Coromandel Place
Melbourne VIC 3000**

2 1 -

Sold Price **\$350,000** Sold Date **04-Aug-19**

Distance **0.44km**

RS = Recent sale

UN = Undisclosed Sale

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