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	611/233-239 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	$300,000	&	$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$415,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Jul 2023	to	30 Jun 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
26/243 COLLINS STREET MELBOURNE VIC 3000	$320,000	13-Jun-24
46/187 COLLINS STREET MELBOURNE VIC 3000	$340,000	20-Mar-24
504/296 FLINDERS STREET MELBOURNE VIC 3000	$335,000	04-Mar-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: 15 July 2024

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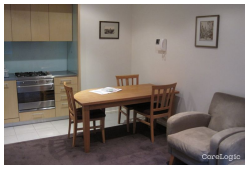


26/243 COLLINS STREET MELBOURNE VIC 3000

1 1 -

Sold Price RS **$320,000** Sold Date **13-Jun-24**

Distance **0.03km**

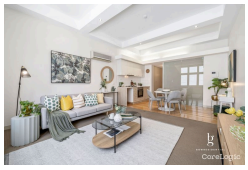


46/187 COLLINS STREET MELBOURNE VIC 3000

1 1 -

Sold Price **$340,000** Sold Date **20-Mar-24**

Distance **0.16km**



504/296 FLINDERS STREET MELBOURNE VIC 3000

1 1 -

Sold Price **$335,000** Sold Date **04-Mar-24**

Distance **0.28km**

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

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