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	308/233-239 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	$375,000	&	$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$415,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Jan 2023	to	31 Dec 2023	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.

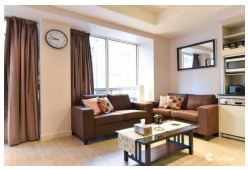
Address of comparable property	Price	Date of sale
LEVEL 4-12/233-239 COLLINS STREET MELBOURNE VIC 3000	$375,000	28-Oct-23
516/233-239 COLLINS STREET MELBOURNE VIC 3000	$375,000	28-Oct-23
805/182 COLLINS STREET MELBOURNE VIC 3000	$420,000	28-Aug-23

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: 22 January 2024

xynergyrealty
xynergycommercial
Lisa Suryawan
P 1300884168
M 0450540168
E lisa.s@xynergy.com.au



LEVEL 4-12/233-239 COLLINS STREET MELBOURNE VIC 3000

2 1 -

Sold Price **$375,000** Sold Date **28-Oct-23**

Distance **0.01km**



516/233-239 COLLINS STREET MELBOURNE VIC 3000

2 1 -

Sold Price Sold Date **28-Oct-23**

Distance **0.01km**



805/182 COLLINS STREET MELBOURNE VIC 3000

2 1 -

Sold Price **$420,000** Sold Date **28-Aug-23**

Distance **0.17km**

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

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