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	316/233-239 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	$320,000	&	$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$425,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Oct 2021	to	30 Sep 2022	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.

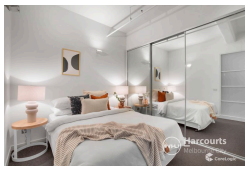
Address of comparable property	Price	Date of sale
711/422-428 COLLINS STREET MELBOURNE VIC 3000	$340,000	09-Sep-22
704/260 LITTLE COLLINS STREET MELBOURNE VIC 3000	$316,800	03-Aug-22
1912/27 LITTLE COLLINS STREET MELBOURNE VIC 3000	$350,000	29-Apr-22

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: 26 October 2022

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711/422-428 COLLINS STREET MELBOURNE VIC 3000

1 1 -

Sold Price **$340,000** Sold Date **09-Sep-22**

Distance **0.54km**

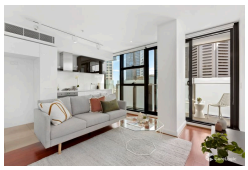


704/260 LITTLE COLLINS STREET MELBOURNE VIC 3000

1 1 -

Sold Price **$316,800** Sold Date **03-Aug-22**

Distance **0.18km**



1912/27 LITTLE COLLINS STREET MELBOURNE VIC 3000

2 1 -

Sold Price **$350,000** Sold Date **29-Apr-22**

Distance **0.68km**

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

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