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	4004/568-580 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	$530,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$432,500	Property type	Unit	Suburb	Melbourne
Period-from	01 Sep 2020	to	31 Aug 2021	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
4611/568-580 Collins Street Melbourne VIC 3000	$549,999	26-Apr-21
2/80 Fawkner Street Southbank VIC 3006	$540,000	30-Jun-21
58/183 City Road Southbank VIC 3006	$550,000	06-Jul-21

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: 27 September 2021

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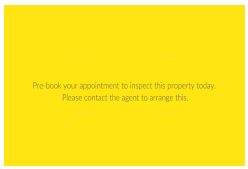


4611/568-580 Collins Street Melbourne VIC 3000

2 2 1

Sold Price **$549,999** Sold Date **26-Apr-21**

Distance **-**

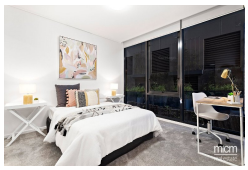


2/80 Fawkner Street Southbank VIC 3006

2 2 1

Sold Price **$540,000** Sold Date **30-Jun-21**

Distance **0.91km**



58/183 City Road Southbank VIC 3006

2 2 1

Sold Price **$550,000** Sold Date **06-Jul-21**

Distance **0.93km**

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

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