

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

5003/568-580 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2019

to

31 Oct 2020

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

305/53 Spencer Street Docklands VIC 3008	\$660,000	27-Oct-20
3017/220 Spencer Street Melbourne VIC 3000	\$620,000	08-Jul-20
4203/220 Spencer Street Melbourne VIC 3000	\$599,000	25-Jun-20

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: 28 November 2020



**305/53 Spencer Street Docklands
VIC 3008**

 2  2  1

Sold Price

^{RS} **\$660,000**

Sold Date **27-Oct-20**

Distance **0.23km**



**3017/220 Spencer Street
Melbourne VIC 3000**

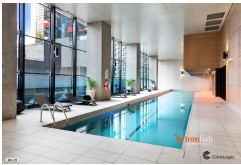
 2  2  1

Sold Price

\$620,000

Sold Date **08-Jul-20**

Distance **0.38km**



**4203/220 Spencer Street
Melbourne VIC 3000**

 2  2  1

Sold Price

\$599,000

Sold Date **25-Jun-20**

Distance **0.38km**

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

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