

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

313/233-239 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

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$448,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2019

to

31 May 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

511/233-239 Collins Street Melbourne VIC 3000	\$335,000	18-Dec-19
LEVEL 4-12/233-239 Collins Street Melbourne VIC 3000	\$378,000	13-Feb-20
304/1 Manchester Lane Melbourne VIC 3000	\$446,000	25-Jan-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: 16 June 2020



**511/233-239 Collins Street
Melbourne VIC 3000**

 1  1  1

Sold Price

\$335,000

Sold Date

18-Dec-19

Distance

0.01km



**LEVEL 4-12/233-239 Collins Street
Melbourne VIC 3000**

 1  1  -

Sold Price

\$378,000

Sold Date

13-Feb-20

Distance

0.01km



**304/1 Manchester Lane Melbourne
VIC 3000**

 1  1  -

Sold Price

\$446,000

Sold Date

25-Jan-20

Distance

0.02km

RS = Recent sale

UN = Undisclosed Sale

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