

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

406/422-428 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

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$448,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2019

to

29 Feb 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

4001/327 La Trobe Street Melbourne VIC 3000	\$560,000	13-Jan-20
1203/228 Abeckett Street Melbourne VIC 3000	\$548,000	10-Dec-19
6001/442-450 Elizabeth Street Melbourne VIC 3000	\$540,000	20-Sep-19

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: 19 March 2020



**4001/327 La Trobe Street
Melbourne VIC 3000**

 2  1  -

Sold Price **\$560,000** Sold Date **13-Jan-20**

Distance **0.64km**



**1203/228 Abeckett Street
Melbourne VIC 3000**

 2  1  -

Sold Price **\$548,000** Sold Date **10-Dec-19**

Distance **0.8km**



**6001/442-450 Elizabeth Street
Melbourne VIC 3000**

 2  1  -

Sold Price **\$540,000** Sold Date **20-Sep-19**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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