



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

63:04/568 Collins, Melbourne, VIC 3000

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$588,888 & \$646,888

MEDIAN SALE PRICE

Median price \$490,000 | House | Melbourne (3000)

Period - From 6 April 2017 to 16 April 2018 | Source - realestate.com

COMPARABLE PROPERTY SALES

These are the three properties sold within two kilometres of the property for sale in the last six 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
3305/8 SUTHERLAND STREET, MELBOURNE VIC 3000	\$650,000	05/04/2018
1705/22-24 JANE BELL LANE, MELBOURNE VIC 3000	\$657,000	30/03/2018
3007/618 LONSDALE STREET, MELBOURNE VIC 3000	\$585,000	22/03/2018