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	4009/568 Collins Street, Melbourne VIC 3000

Indicative selling price

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

~~Single price $*~~ ~~or~~ range between $* 350,000 & $ 380,000

Median sale price

Median price	$ 365,500	Property type	unit	Suburb	Melbourne
Period - From	2019 Q3	to	2020 Q2	Source	REIV

Comparable property sales

A* 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
1	607/33 Mackenzie St, Melbourne	$ 364,000	22/06/2020
2	602/260 Little Collins St, Melbourne	$ 385,000	24/04/2020
3	3807/568 Collins St, Melbourne	$ 360,000	26/02/2020

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 six months.~~

This Statement of Information was prepared on: 02/10/2020