

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

2702/620 Collins Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$2,000,000

Median sale price

Median price

\$470,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2018

to

30/06/2019

Source

REIV

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 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	5010/7 Riverside Quay SOUTHBANK 3006	\$2,400,000	11/06/2019
2	301/100 Lorimer St DOCKLANDS 3008	\$2,050,000	10/07/2019
3	289/100 Kavanagh St SOUTHBANK 3006	\$1,815,000	19/05/2019

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:

16/09/2019

Spencer Nguyen

9603 1400

0487 888 907

spencern@bradyresidential.com.au

Indicative Selling Price

\$2,000,000

Median Unit Price

Year ending June 2019: \$470,000



 3  2  2

Property Type: Apartment

Agent Comments

Comparable Properties



5010/7 Riverside Quay SOUTHBANK 3006 (REI/VG)

Agent Comments

 3  2  2

Price: \$2,400,000

Method: Private Sale

Date: 11/06/2019

Property Type: Apartment



301/100 Lorimer St DOCKLANDS 3008 (REI)

Agent Comments

 3  2  3

Price: \$2,050,000

Method: Private Sale

Date: 10/07/2019

Property Type: Apartment



289/100 Kavanagh St SOUTHBANK 3006 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,815,000

Method: Private Sale

Date: 19/05/2019

Rooms: 4

Property Type: Apartment

Land Size: 247 sqm approx