

# 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

|   |
|---|
| 1503/620 Collins Street, Melbourne Vic 3000 |
|---|

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

|           |
|-----------|
| \$495,000 |
|-----------|

 & 

|           |
|-----------|
| \$544,500 |
|-----------|

### Median sale price

Median price 

|           |
|-----------|
| \$543,700 |
|-----------|

 Property Type 

|      |
|------|
| Unit |
|------|

 Suburb 

|           |
|-----------|
| Melbourne |
|-----------|

Period - From 

|            |
|------------|
| 22/05/2023 |
|------------|

 to 

|            |
|------------|
| 21/05/2024 |
|------------|

 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 | 1611/22-24 Jane Bell La MELBOURNE 3000 | \$550,000 | 29/04/2024   |
| 2 | 3012/618 Lonsdale St MELBOURNE 3000    | \$535,000 | 17/05/2024   |
| 3 | 1410/33 Mackenzie St MELBOURNE 3000    | \$520,000 | 03/05/2024   |

**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: 

|                  |
|------------------|
| 22/05/2024 14:53 |
|------------------|



2 1 1

**Rooms:** 3  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**

\$495,000 - \$544,500

**Median Unit Price**

22/05/2023 - 21/05/2024: \$543,700

## Comparable Properties



**1611/22-24 Jane Bell La MELBOURNE 3000 (REI)**

**Agent Comments**

2 1 1

**Price:** \$550,000

**Method:** Private Sale

**Date:** 29/04/2024

**Property Type:** Apartment



**3012/618 Lonsdale St MELBOURNE 3000 (REI)**

**Agent Comments**

2 1 1

**Price:** \$535,000

**Method:** Private Sale

**Date:** 17/05/2024

**Property Type:** Apartment



**1410/33 Mackenzie St MELBOURNE 3000 (REI)**

**Agent Comments**

2 1 1

**Price:** \$520,000

**Method:** Private Sale

**Date:** 03/05/2024

**Property Type:** Apartment