## 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	1804/620 Collins Street, Melbourne Vic 3000
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$490,000 & \$520,000	Range between	\$490,000	&	\$520,000
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### Median sale price

Median price	\$500,000	Pro	perty Type Un	it		Suburb	Melbourne
Period - From	01/04/2020	to	30/06/2020	Sc	ource	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

Add	dress of comparable property	Price	Date of sale
1	1111/22-24 Jane Bell La MELBOURNE 3000	\$515,000	12/08/2020
2	807/620 Collins St MELBOURNE 3000	\$500,000	07/05/2020
3	302/162 Rosslyn St WEST MELBOURNE 3003	\$480,000	15/06/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/10/2020 13:56





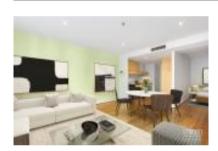




Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$490,000 - \$520,000 **Median Unit Price** June quarter 2020: \$500,000

# Comparable Properties



1111/22-24 Jane Bell La MELBOURNE 3000

(REI/VG)

**-**2

Price: \$515.000 Method: Private Sale Date: 12/08/2020

Property Type: Apartment

**Agent Comments** 

Agent Comments



807/620 Collins St MELBOURNE 3000 (REI/VG) Agent Comments

**-**



Price: \$500,000 Method: Private Sale Date: 07/05/2020

Property Type: Apartment



302/162 Rosslyn St WEST MELBOURNE 3003

(REI/VG)

Price: \$480,000 Method: Private Sale Date: 15/06/2020

Rooms: 3

Property Type: Apartment

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