

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

101/620 Collins Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$526,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2023 to 31/12/2023 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	2802/90 Lorimer St DOCKLANDS 3008	\$1,300,000	21/12/2023
2	11 Emerald St SOUTH MELBOURNE 3205	\$1,230,000	11/11/2023
3	901/60 Siddeley St DOCKLANDS 3008	\$1,150,000	26/08/2023

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:

23/02/2024 10:32



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000

Median Unit Price
December quarter 2023: \$526,000

Comparable Properties



2802/90 Lorimer St DOCKLANDS 3008 (REI)

Agent Comments



Price: \$1,300,000
Method: Private Sale
Date: 21/12/2023
Property Type: Apartment



11 Emerald St SOUTH MELBOURNE 3205 (REI/VG)

Agent Comments



Price: \$1,230,000
Method: Auction Sale
Date: 11/11/2023
Property Type: Townhouse (Res)
Land Size: 98 sqm approx

901/60 Siddeley St DOCKLANDS 3008 (REI/VG)

Agent Comments



Price: \$1,150,000
Method: Private Sale
Date: 26/08/2023
Property Type: Unit

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811