

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 1711/620 Collins Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$550,000 & \$599,000

Median sale price

Median price \$560,000 Property Type Unit Suburb Melbourne

Period - From 03/09/2023 to 02/09/2024 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	4008/228 La Trobe St MELBOURNE 3000	\$575,000	22/08/2024
2	205/616 Little Collins St MELBOURNE 3000	\$570,000	25/07/2024
3	4405/260 Spencer St MELBOURNE 3000	\$581,600	19/07/2024

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: 03/09/2024 10:51

1711/620 Collins Street, Melbourne Vic 3000



 2  1  1

Property Type: Apartment
Land Size: 81 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$599,000
Median Unit Price
03/09/2023 - 02/09/2024: \$560,000

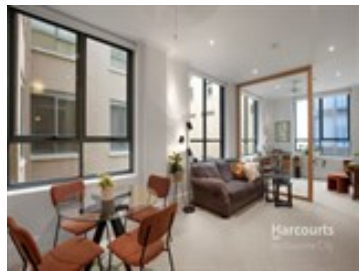
Comparable Properties



4008/228 La Trobe St MELBOURNE 3000 (REI) **Agent Comments**

 2  1  -

Price: \$575,000
Method: Private Sale
Date: 22/08/2024
Property Type: Apartment



205/616 Little Collins St MELBOURNE 3000 (REI) **Agent Comments**

 2  1  1

Price: \$570,000
Method: Private Sale
Date: 25/07/2024
Property Type: Apartment

4405/260 Spencer St MELBOURNE 3000 (VG) **Agent Comments**

 2  -  -

Price: \$581,600
Method: Sale
Date: 19/07/2024
Property Type: Flat/Unit/Apartment (Res)