

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

1009/620 COLLINS STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

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 6 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

201/538 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$517,000	02-Jun-22
2609/8 DOWNIE STREET MELBOURNE VIC 3000	\$490,000	04-Apr-22
3103/80 A'BECKETT STREET MELBOURNE VIC 3000	\$500,000	17-Aug-22

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 6 months.~~

This Statement of Information was prepared on: 22 August 2022



201/538 LITTLE LONSDALE STREET MELBOURNE VIC 3000

 2  1  1

Sold Price **\$517,000** Sold Date **02-Jun-22**

Distance **0.58km**

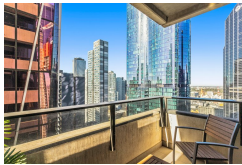


2609/8 DOWNIE STREET MELBOURNE VIC 3000

 2  1  1

Sold Price **\$490,000** Sold Date **04-Apr-22**

Distance **0.25km**



3103/80 A'BECKETT STREET MELBOURNE VIC 3000

 2  1  1

Sold Price ^{RS} **\$500,000** Sold Date **17-Aug-22**

Distance **1.24km**

RS = Recent sale **UN** = Undisclosed Sale

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