

## 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

2209/620 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$410,000

&

\$451,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 2024

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

3808/33 ROSE LANE MELBOURNE VIC 3000	\$430,000	16-Sep-24
608/639 LONSDALE STREET MELBOURNE VIC 3000	\$420,000	01-Aug-24
2808/11 ROSE LANE MELBOURNE VIC 3000	\$435,000	23-Jun-24

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.~~

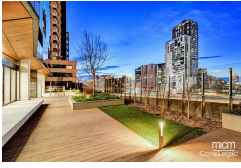
This Statement of Information was prepared on: 04 October 2024

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**3808/33 ROSE LANE MELBOURNE  
VIC 3000**

 2  1  -

Sold Price

<sup>RS</sup>

**\$430,000**

Sold Date

**16-Sep-24**

Distance

**0.36km**



**608/639 LONSDALE STREET  
MELBOURNE VIC 3000**

 2  1  -

Sold Price

**\$420,000**

Sold Date

**01-Aug-24**

Distance

**0.38km**



**2808/11 ROSE LANE MELBOURNE  
VIC 3000**

 2  1  -

Sold Price

**\$435,000**

Sold Date

**23-Jun-24**

Distance

**0.36km**

RS = Recent sale

UN = Undisclosed Sale

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