

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

1504/620 Collins Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$495,000

Median sale price

Median price

\$515,444

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2020

to

30/09/2021

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	1005/68 La Trobe St MELBOURNE 3000	\$545,000	15/11/2021
2	187/538 Little Lonsdale St MELBOURNE 3000	\$510,000	28/11/2021
3	1607/620 Collins St MELBOURNE 3000	\$475,000	24/10/2021

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:

20/01/2022 09:38

1504/620 Collins Street, Melbourne Vic 3000



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Property Type: Apartment

Land Size: 72 sqm approx

Agent Comments

Indicative Selling Price

\$495,000

Median Unit Price

Year ending September 2021: \$515,444

Comparable Properties



1005/68 La Trobe St MELBOURNE 3000 (REI)

Agent Comments

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Price: \$545,000

Method: Private Sale

Date: 15/11/2021

Property Type: Apartment



187/538 Little Lonsdale St MELBOURNE 3000 (REI/VG)

Agent Comments

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Price: \$510,000

Method: Private Sale

Date: 28/11/2021

Property Type: Apartment



1607/620 Collins St MELBOURNE 3000 (VG)

Agent Comments

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Price: \$475,000

Method: Sale

Date: 24/10/2021

Property Type: Flat/Unit/Apartment (Res)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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