

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

1508/620 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

\$435,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2022

to

31 Mar 2023

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

2208/80 A'BECKETT STREET MELBOURNE VIC 3000	\$425,000	24-Apr-23
3703/285 LA TROBE STREET MELBOURNE VIC 3000	\$460,000	19-Apr-23
1220/199 WILLIAM STREET MELBOURNE VIC 3000	\$410,000	18-Apr-23

OR

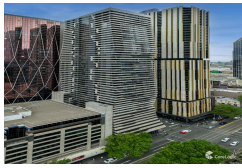
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 28 April 2023

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**2208/80 A'BECKETT STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

^{RS}

\$425,000

Sold Date

24-Apr-23

Distance

1.24km



**3703/285 LA TROBE STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

^{RS}

\$460,000

Sold Date

19-Apr-23

Distance

1.05km



**1220/199 WILLIAM STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price

^{RS}

\$410,000

Sold Date

18-Apr-23

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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