## 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	1609/620 Collins Street, Melbourne Vic 3000
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$470,000	&	\$508,000
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### Median sale price

Median price	\$509,000	Pro	perty Type	Jnit	]	Suburb	Melbourne
Period - From	01/07/2024	to	30/09/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	702/33 Mackenzie St MELBOURNE 3000	\$485,000	31/10/2024
2	1014/422 Collins St MELBOURNE 3000	\$513,000	18/07/2024
3	1503/620 Collins St MELBOURNE 3000	\$507,000	05/07/2024

#### OR

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

This Statement of Information was prepared on:	15/11/2024 15:38









Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$470,000 - \$508,000 **Median Unit Price** September quarter 2024: \$509,000

# Comparable Properties



702/33 Mackenzie St MELBOURNE 3000 (REI)

**Agent Comments** 

Price: \$485,000 Method: Private Sale Date: 31/10/2024

Property Type: Apartment

1014/422 Collins St MELBOURNE 3000 (REI/VG)

1





Price: \$513,000 Method: Private Sale Date: 18/07/2024

Property Type: Apartment

**Agent Comments** 



1503/620 Collins St MELBOURNE 3000 (REI)





Price: \$507,000 Method: Private Sale Date: 05/07/2024

Property Type: Apartment

**Agent Comments** 

Account - Gem Realty





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