

# 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

2110/620 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)

Range between \$395,000 & \$415,000

### Median sale price

Median price \$526,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2023 to 31/12/2023 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 | 810/601 Little Collins St MELBOURNE 3000 | \$405,000 | 15/12/2023   |
| 2 | 4505/568 Collins St MELBOURNE 3000       | \$402,000 | 14/03/2024   |
| 3 | 1408/620 Collins St MELBOURNE 3000       | \$395,000 | 27/02/2024   |

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:

21/03/2024 16:04



Property Type: Apartment/Unit

Agent Comments

Indicative Selling Price

\$395,000 - \$415,000

Median Unit Price

December quarter 2023: \$526,000

## Comparable Properties



810/601 Little Collins St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$405,000

Method: Private Sale

Date: 15/12/2023

Property Type: Apartment



4505/568 Collins St MELBOURNE 3000 (REI)

Agent Comments



Price: \$402,000

Method: Private Sale

Date: 14/03/2024

Property Type: Apartment



1408/620 Collins St MELBOURNE 3000 (REI)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 27/02/2024

Property Type: Apartment

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