

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 906/620 Collins Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$310,000 & \$330,000

Median sale price

Median price \$557,400 Property Type Unit Suburb Melbourne

Period - From 28/01/2024 to 27/01/2025 Source Property Data

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	2309/38 Rose La MELBOURNE 3000	\$332,000	17/12/2024
2	1709/220 Spencer St MELBOURNE 3000	\$320,000	14/11/2024
3	5907/568 Collins St MELBOURNE 3000	\$330,000	18/09/2024

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: 28/01/2025 14:57



1

Property Type:
 Flat/Unit/Apartment (Res)
 Agent Comments

Indicative Selling Price
 \$310,000 - \$330,000
Median Unit Price
 28/01/2024 - 27/01/2025: \$557,400

Comparable Properties



2309/38 Rose La MELBOURNE 3000 (REI/VG)

Agent Comments

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Price: \$332,000
Method: Private Sale
Date: 17/12/2024
Property Type: Apartment



1709/220 Spencer St MELBOURNE 3000 (REI/VG)

Agent Comments

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Price: \$320,000
Method: Private Sale
Date: 14/11/2024
Property Type: Apartment



5907/568 Collins St MELBOURNE 3000 (REI/VG)

Agent Comments

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 1
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Price: \$330,000
Method: Private Sale
Date: 18/09/2024
Property Type: Unit

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



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