

## 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

1103/620 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$475,000

&

\$522,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 2024

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

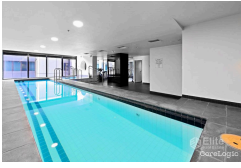
Date of sale

1911/620 COLLINS STREET MELBOURNE VIC 3000	\$540,000	30-Nov-23
216/538 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$545,000	10-Nov-23
3510/220 SPENCER STREET MELBOURNE VIC 3000	\$518,000	08-Dec-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: 06 May 2024



**1911/620 COLLINS STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$540,000** Sold Date **30-Nov-23**

Distance **0km**



**216/538 LITTLE LONSDALE  
STREET MELBOURNE VIC 3000**

2 1 1

Sold Price **\$545,000** Sold Date **10-Nov-23**

Distance **0.57km**



**3510/220 SPENCER STREET  
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$518,000** Sold Date **08-Dec-23**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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