

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

808/620 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

or range
between

\$400,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2020

to

31 May 2021

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

1910/33 Rose Lane Melbourne VIC 3000	\$410,000	10-May-21
3005/639 Lonsdale Street Melbourne VIC 3000	\$463,000	23-Dec-20
4608/639 Lonsdale Street Melbourne VIC 3000	\$422,800	09-Apr-21

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: 01 June 2021



1910/33 Rose Lane Melbourne VIC 3000

 2  1  -

Sold Price ^{RS} **\$410,000** ^{UN} Sold Date **10-May-21**

Distance **0.38km**



3005/639 Lonsdale Street Melbourne VIC 3000

 2  1  -

Sold Price **\$463,000** Sold Date **23-Dec-20**

Distance **0.38km**



4608/639 Lonsdale Street Melbourne VIC 3000

 2  1  -

Sold Price ^{RS} **\$422,800** ^{UN} Sold Date **09-Apr-21**

Distance **0.38km**

RS = Recent sale UN = Undisclosed Sale

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