

## 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 803/620 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)

Single price \$538,000

#### Median sale price

Median price \$410,000 House Unit X Suburb Melbourne

Period - From 01/01/2019 to 31/03/2019 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 | 911/620 Collins St MELBOURNE 3000   | \$545,000 | 25/04/2019   |
| 2 | 251/88 Kavanagh St SOUTHBANK 3006   | \$540,000 | 17/01/2019   |
| 3 | 1305/8 Waterview Wik DOCKLANDS 3008 | \$535,000 | 14/12/2018   |

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.



 2  
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  1

**Rooms:**  
**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**  
 \$538,000  
**Median Unit Price**  
 March quarter 2019: \$410,000

## Comparable Properties



911/620 Collins St MELBOURNE 3000 (REI)

Agent Comments

 2  
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  1

**Price:** \$545,000  
**Method:** Sold Before Auction  
**Date:** 25/04/2019  
**Rooms:** -  
**Property Type:** Apartment



251/88 Kavanagh St SOUTHBANK 3006 (REI/VG)

Agent Comments

 2  
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  1

**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 17/01/2019  
**Rooms:** 3  
**Property Type:** Apartment



1305/8 Waterview Wik DOCKLANDS 3008 (REI/VG)

Agent Comments

 2  
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  1

**Price:** \$535,000  
**Method:** Private Sale  
**Date:** 14/12/2018  
**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 82 sqm approx