

# 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 422/621 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 \$400,000 & \$430,000

### Median sale price

Median price \$450,000 Property Type Unit Suburb Melbourne

Period - From 05/03/2019 to 04/03/2020 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	210/150 Peel St NORTH MELBOURNE 3051	\$435,000	01/10/2019
2	3018/555 Swanston St CARLTON 3053	\$430,000	23/10/2019
3	511/399 Bourke St MELBOURNE 3000	\$420,000	19/12/2019

**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: 05/03/2020 15:36



 1  1  0

**Rooms:** 2  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$400,000 - \$430,000  
**Median Unit Price**  
05/03/2019 - 04/03/2020: \$450,000

## Comparable Properties



**210/150 Peel St NORTH MELBOURNE 3051 (VG)**

**Agent Comments**

 1  -  -

**Price:** \$435,000  
**Method:** Sale  
**Date:** 01/10/2019  
**Property Type:** Strata Unit/Flat



**3018/555 Swanston St CARLTON 3053 (VG)**

**Agent Comments**

 1  -  -

**Price:** \$430,000  
**Method:** Sale  
**Date:** 23/10/2019  
**Property Type:** Flat/Unit/Apartment (Res)



**511/399 Bourke St MELBOURNE 3000 (VG)**

**Agent Comments**

 1  -  -

**Price:** \$420,000  
**Method:** Sale  
**Date:** 19/12/2019  
**Property Type:** Strata Unit/Flat