

## 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

911/620 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)

Range between

\$490,000

&

\$530,000

#### Median sale price

Median price \$480,000

House

Unit

X

Suburb

Melbourne

Period - From 01/10/2018

to 31/12/2018

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	251/88 Kavanagh St SOUTHBANK 3006	\$540,000	17/01/2019
2	309/89 Roden St WEST MELBOURNE 3003	\$506,000	21/12/2018
3	S3001/231 Harbour Esp DOCKLANDS 3008	\$490,000	18/01/2019

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.



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

**Indicative Selling Price**

\$490,000 - \$530,000

**Median Unit Price**

December quarter 2018: \$480,000

## Comparable Properties



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

Agent Comments



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



**309/89 Roden St WEST MELBOURNE 3003**  
(REI/VG)

Agent Comments



**Price:** \$506,000  
**Method:** Private Sale  
**Date:** 21/12/2018  
**Rooms:** 4  
**Property Type:** Apartment



**S3001/231 Harbour Esp DOCKLANDS 3008**  
(REI)

Agent Comments



**Price:** \$490,000  
**Method:** Private Sale  
**Date:** 18/01/2019  
**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 72 sqm approx