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	1505/ 620 Collins Street, Melbourne VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Indication price range	$685,000 to $730,000

Median sale price

Median price	$485,000	Property type	*Unit*	Suburb	Melbourne
Period - From	06/3/2024	to	06/03/2025	Source	Propertydata.com.au

Comparable property sales

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	801/ 620 Collins Street, Melbourne Vic 3000	$730,000	11/12/2024
1	2801/ 138 Spencer Street, Melbourne Vic 3000	$705,000	04/11/2024
1	1810/ 301 King Street, Melbourne Vic 3000	$693,888	22/01/2025

This Statement of Information was prepared on: 6th March 2025