

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

1403/480-490 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

\$320,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2018

to

31 Aug 2019

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

604/60 Market Street Melbourne VIC 3000	\$300,000	11-Aug-19
712/7 Katherine Place Melbourne VIC 3000	\$315,000	29-May-19
906/620 Collins Street Melbourne VIC 3000	\$300,000	20-May-19

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: 12 September 2019

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**604/60 Market Street Melbourne
VIC 3000**
 1  1  -

Sold Price

\$300,000

Sold Date

11-Aug-19

Distance

0.27km

**712/7 Katherine Place Melbourne
VIC 3000**
 1  1  -

Sold Price

\$315,000

Sold Date

29-May-19

Distance

0.31km

**906/620 Collins Street Melbourne
VIC 3000**
 1  1  -

Sold Price

\$300,000

Sold Date

20-May-19

Distance

0.33km
RS = Recent sale

UN = Undisclosed Sale

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