

## 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

715/480-490 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) (\*Delete single price or range as applicable)

Single Price

\$240,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

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

|   |           |           |
|---|-----------|-----------|
| 2003/8 DOWNIE STREET MELBOURNE VIC 3000       | \$298,000 | 27-Jan-24 |
| 312/267-275 FLINDERS LANE MELBOURNE VIC 3000  | \$248,000 | 27-Feb-24 |
| 805/480-490 COLLINS STREET MELBOURNE VIC 3000 | \$218,000 | 12-Apr-24 |

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: 22 April 2024



**2003/8 DOWNIE STREET  
MELBOURNE VIC 3000**

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Sold Price **\$298,000** Sold Date **27-Jan-24**

Distance **0.35km**

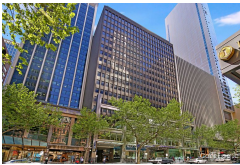


**312/267-275 FLINDERS LANE  
MELBOURNE VIC 3000**

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Sold Price <sup>RS</sup> **\$248,000** Sold Date **27-Feb-24**

Distance **0.67km**



**805/480-490 COLLINS STREET  
MELBOURNE VIC 3000**

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Sold Price <sup>RS</sup> **\$218,000** Sold Date **12-Apr-24**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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