

## 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

503/480-490 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

or range  
between

\$215,000

&

\$225,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2023

to

30 Jun 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

805/480-490 COLLINS STREET MELBOURNE VIC 3000	\$218,000	12-Apr-24
1104/480-490 COLLINS STREET MELBOURNE VIC 3000	\$215,000	11-Apr-24
1515/480-490 COLLINS STREET MELBOURNE VIC 3000	\$225,000	27-Mar-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: 03 July 2024

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

Sold Price

<sup>RS</sup>

**\$218,000**

Sold Date

**12-Apr-24**

1

1

-

Distance

**0km**



**1104/480-490 COLLINS STREET  
MELBOURNE VIC 3000**

Sold Price

**\$215,000**

Sold Date

**11-Apr-24**

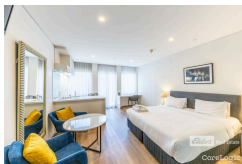
1

1

-

Distance

**0km**



**1515/480-490 COLLINS STREET  
MELBOURNE VIC 3000**

Sold Price

**\$225,000**

Sold Date

**27-Mar-24**

1

1

-

Distance

**0km**

RS = Recent sale

UN = Undisclosed Sale

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