

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

2001/480-490 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

or range
between

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2022

to

31 May 2023

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

65/172 WILLIAM STREET MELBOURNE VIC 3000	\$362,000	20-Feb-23
1306/199 WILLIAM STREET MELBOURNE VIC 3000	\$370,000	29-Apr-23
1807/199 WILLIAM STREET MELBOURNE VIC 3000	\$360,000	16-Jan-23

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: 29 June 2023



**65/172 WILLIAM STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$362,000** Sold Date **20-Feb-23**

Distance **0.31km**



**1306/199 WILLIAM STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$370,000** Sold Date **29-Apr-23**

Distance **0.35km**



**1807/199 WILLIAM STREET
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$360,000** Sold Date **16-Jan-23**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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