

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

1003/480-490 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

\$215,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 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	09-Apr-24
1016/480-490 COLLINS STREET MELBOURNE VIC 3000	\$220,000	22-May-24
1104/480-490 COLLINS STREET MELBOURNE VIC 3000	\$215,000	11-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: 01 October 2024



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

Sold Price **\$218,000** Sold Date **09-Apr-24**

1 1 -

Distance **0km**



**1016/480-490 COLLINS STREET
MELBOURNE VIC 3000**

Sold Price **\$220,000** Sold Date **22-May-24**

2 1 -

Distance **0km**



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

Sold Price **\$215,000** Sold Date **11-Apr-24**

1 1 -

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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