

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

510/480-490 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

\$180,000

&

\$200,000

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

805/480-490 COLLINS STREET MELBOURNE VIC 3000	\$218,000	12-Apr-24
1104/480-490 COLLINS STREET MELBOURNE VIC 3000	\$215,000	17-Apr-24
1515/480-490 COLLINS STREET MELBOURNE VIC 3000	\$225,000	03-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: 29 April 2024



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

1 1 -

Sold Price

^{RS} **\$218,000**

Sold Date **12-Apr-24**

Distance **0km**



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

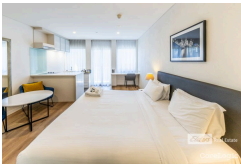
1 1 -

Sold Price

^{RS} **\$215,000** ^{UN}

Sold Date **17-Apr-24**

Distance **0km**



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

1 1 -

Sold Price

^{RS} **\$225,000** ^{UN}

Sold Date **03-Apr-24**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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