

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

1304/480-490 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

\$200,000

&

\$220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$402,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2024

to

31 Mar 2025

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

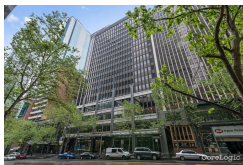
1619/480-490 COLLINS STREET MELBOURNE VIC 3000	\$199,000	24-Feb-25
914/480-490 COLLINS STREET MELBOURNE VIC 3000	\$227,500	03-Jun-14

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: 02 April 2025

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1619/480-490 COLLINS STREET
MELBOURNE VIC 3000

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Sold Price ^{RS} \$199,000 Sold Date 24-Feb-25

Distance 0km



914/480-490 COLLINS STREET
MELBOURNE VIC 3000

 1  -  1

Sold Price \$227,500 Sold Date 03-Jun-14

Distance 0km

RS = Recent sale UN = Undisclosed Sale

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