

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 6LVL19/480 Collins Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$245,000

Median sale price

Median price \$455,000 House Unit X Suburb Melbourne

Period - From 01/04/2019 to 30/06/2019 Source REIV

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 six 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
1	1411/480 Collins St MELBOURNE 3000	\$260,000	27/06/2019
2	1010/480 Collins St MELBOURNE 3000	\$240,000	15/05/2019
3	1119/480 Collins St MELBOURNE 3000	\$235,000	26/06/2019

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 six months.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$245,000
Median Unit Price
June quarter 2019: \$455,000

Comparable Properties

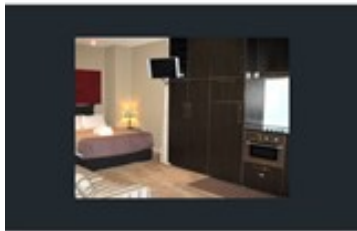


1411/480 Collins St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$260,000
Method: Private Sale
Date: 27/06/2019
Rooms: -
Property Type: Apartment



1010/480 Collins St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$240,000
Method: Private Sale
Date: 15/05/2019
Rooms: -
Property Type: Apartment



1119/480 Collins St MELBOURNE 3000 (REI)

Agent Comments



Price: \$235,000
Method: Private Sale
Date: 26/06/2019
Rooms: -
Property Type: Apartment