

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

610/480-490 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

\$220,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$401,000

Property type

Commercial

Suburb

Melbourne

Period-from

01 Jul 2023

to

30 Jun 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
1515/480-490 COLLINS STREET MELBOURNE VIC 3000	\$225,000	27-Mar-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: 31 July 2024



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

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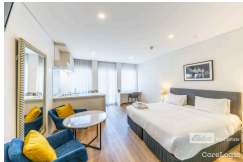
Sold Price

\$218,000

Sold Date **09-Apr-24**

Distance

0km



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

1 1 -

Sold Price

\$225,000

Sold Date **27-Mar-24**

Distance

0km



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

1 1 -

Sold Price

\$215,000

Sold Date **11-Apr-24**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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