

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

1101/480-490 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

\$247,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$438,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2018

to

31 Oct 2019

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

2007/288 Spencer Street Melbourne VIC 3000	\$246,200	18-Jul-19
607/181 Abeckett Street Melbourne VIC 3000	\$240,000	10-Jul-19
1702/243-263 Franklin Street Melbourne VIC 3000	\$240,000	30-Aug-19

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: 18 November 2019



**2007/288 Spencer Street
Melbourne VIC 3000**

 1  1  -

Sold Price

\$246,200

Sold Date

18-Jul-19

Distance

0.69km



**607/181 Abeckett Street Melbourne
VIC 3000**

 1  1  -

Sold Price

\$240,000

Sold Date

10-Jul-19

Distance

0.83km



**1702/243-263 Franklin Street
Melbourne VIC 3000**

 1  1  -

Sold Price

Sold Date

30-Aug-19

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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