

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

1017/480-490 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

\$284,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2019

to

31 Dec 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

514/60 Market Street Melbourne VIC 3000	\$280,000	17-Sep-19
3104/220 Spencer Street Melbourne VIC 3000	\$282,000	24-Dec-19
820/17 Singers Lane Melbourne VIC 3000	\$275,000	29-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: 17 January 2020


514/60 Market Street Melbourne VIC 3000
 1  1  2

Sold Price

\$280,000

Sold Date

17-Sep-19

Distance

0.27km

3104/220 Spencer Street Melbourne VIC 3000
 1  1  -

Sold Price

^{RS} **\$282,000**

Sold Date

24-Dec-19

Distance

0.47km

820/17 Singers Lane Melbourne VIC 3000
 1  1  -

Sold Price

\$275,000

Sold Date

29-Aug-19

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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