

## 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

1015/480-490 Collins Street Melbourne VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$290,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$445,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2019

to

31 Jan 2020

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

1017/480-490 Collins Street Melbourne VIC 3000	\$280,000	22-Jan-20
514/60 Market Street Melbourne VIC 3000	\$280,000	17-Sep-19
1011/7 Katherine Place Melbourne VIC 3000	\$270,000	03-Nov-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: 28 February 2020



**1017/480-490 Collins Street  
Melbourne VIC 3000**

 1
  1
  -

Sold Price

**\$280,000**

Sold Date **22-Jan-20**

Distance -



**514/60 Market Street Melbourne  
VIC 3000**

 1
  1
  -

Sold Price

Sold Date **17-Sep-19**

Distance **0.27km**



**1011/7 Katherine Place Melbourne  
VIC 3000**

 1
  1
  -

Sold Price

**\$270,000**

Sold Date **03-Nov-19**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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