

## 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

1104/480-490 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

\$220,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

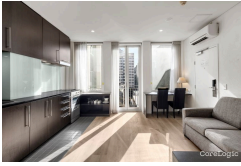
Date of sale

1817/480-490 COLLINS STREET MELBOURNE VIC 3000	\$211,000	11-Aug-23
1313/480-490 COLLINS STREET MELBOURNE VIC 3000	\$220,000	11-Sep-23
1401/480-490 COLLINS STREET MELBOURNE VIC 3000	\$205,000	13-Feb-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: 02 April 2024

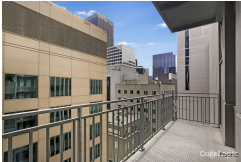


**1817/480-490 COLLINS STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$211,000** Sold Date **11-Aug-23**

Distance **0km**



**1313/480-490 COLLINS STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$220,000** Sold Date **11-Sep-23**

Distance **0.01km**



**1401/480-490 COLLINS STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price <sup>RS</sup> **\$205,000** Sold Date **13-Feb-24**

Distance **0.01km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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