

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

1909/480-490 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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2020

to

31 Aug 2021

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

4204/464-466 Collins Street Melbourne VIC 3000	\$525,000	29-Jun-21
1220/33-71 Spencer Street Docklands VIC 3008	\$540,000	21-Apr-21
519/57 Spencer Street Docklands VIC 3008	\$540,000	21-Apr-21

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: 20 September 2021

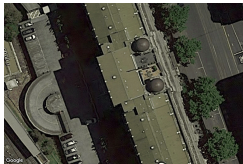


**4204/464-466 Collins Street
Melbourne VIC 3000**

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Sold Price **\$525,000** Sold Date **29-Jun-21**

Distance **0.06km**



**1220/33-71 Spencer Street
Docklands VIC 3008**

 1
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Sold Price **\$540,000** Sold Date **21-Apr-21**

Distance **0.43km**



**519/57 Spencer Street Docklands
VIC 3008**

 1
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Sold Price

Sold Date **21-Apr-21**

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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