

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1419/480-490 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

\$230,000

&

\$250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

*House

*Unit

X

Suburb

Melbourne

Period-from

01 Apr 2018

to

31 Mar 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 six 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

3405/478 Swanston Street Carlton VIC 3053	\$230,000	04-Mar-19
908/528 Swanston Street Carlton VIC 3053	\$235,000	04-Nov-18
609/243-263 Franklin Street Melbourne VIC 3000	\$240,000	07-Dec-18

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 six months.~~

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**3405/478 Swanston Street Carlton
VIC 3053**

 1  1  -

Sold Price

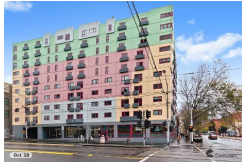
\$230,000

Sold Date

04-Mar-19

Distance

1.43km



**908/528 Swanston Street Carlton
VIC 3053**

 1  1  -

Sold Price

\$235,000

Sold Date

04-Nov-18

Distance

1.58km



**609/243-263 Franklin Street
Melbourne VIC 3000**

 1  1  1

Sold Price

\$240,000

Sold Date

07-Dec-18

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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