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	511/480-490 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	$269,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$437,500	Property type	Unit	Suburb	Melbourne
Period-from	01 Sep 2018	to	31 Aug 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
1004/480-490 Collins Street Melbourne VIC 3000	$255,000	16-Apr-19
1116/480-490 Collins Street Melbourne VIC 3000	$260,000	18-Apr-19
1411/480-490 Collins Street Melbourne VIC 3000	$260,000	21-Jun-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: 16 September 2019

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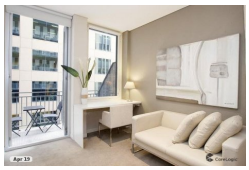


1004/480-490 Collins Street Melbourne VIC 3000

1 1 -

Sold Price **$255,000** Sold Date **16-Apr-19**

Distance **-**



1116/480-490 Collins Street Melbourne VIC 3000

1 1 -

Sold Price **$260,000** Sold Date **18-Apr-19**

Distance **-**



1411/480-490 Collins Street Melbourne VIC 3000

1 1 -

Sold Price Sold Date **21-Jun-19**

Distance **-**

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

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