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	1501/480-490 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	$179,000	~~or range between~~		&

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
1411/480-490 Collins Street Melbourne VIC 3000	$180,000	11-Jul-21
501/480-490 Collins Street Melbourne VIC 3000	$170,000	05-May-21
708/480-490 Collins Street Melbourne VIC 3000	$188,000	17-Dec-20

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: 30 September 2021

INNER REAL ESTATE
NEXTRE

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1411/480-490 Collins Street Melbourne VIC 3000

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Sold Price **$180,000** Sold Date **11-Jul-21**

Distance **-**



501/480-490 Collins Street Melbourne VIC 3000

1 1 -

Sold Price **$170,000** Sold Date **05-May-21**

Distance **-**



708/480-490 Collins Street Melbourne VIC 3000

- 1 -

Sold Price **$188,000** Sold Date **17-Dec-20**

Distance **-**

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

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