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	1209/480-490 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	$369,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$425,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Oct 2021	to	30 Sep 2022	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
3/422-428 COLLINS STREET MELBOURNE VIC 3000	$340,000	09-Sep-22
711/422-428 COLLINS STREET MELBOURNE VIC 3000	$340,000	09-Sep-22
5101/568-580 COLLINS STREET MELBOURNE VIC 3000	$360,000	08-Nov-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: 25 October 2022

INNER REAL ESTATE
NEXTRE

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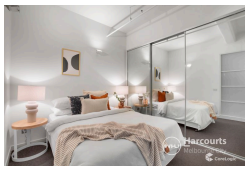


3/422-428 COLLINS STREET MELBOURNE VIC 3000

1 1 1

Sold Price **$340,000** Sold Date **09-Sep-22**

Distance **0.22km**



711/422-428 COLLINS STREET MELBOURNE VIC 3000

1 1 -

Sold Price Sold Date **09-Sep-22**

Distance **0.22km**



5101/568-580 COLLINS STREET MELBOURNE VIC 3000

1 1 3

Sold Price **$360,000** Sold Date **08-Nov-21**

Distance **0.23km**

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

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