

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 32/180 Little Collins Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$542,350 Property Type Unit Suburb Melbourne

Period - From 04/03/2024 to 03/03/2025 Source Property Data

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
1	42/60 Flinders St MELBOURNE 3000	\$1,165,000	10/10/2024
2	2/313 Flinders La MELBOURNE 3000	\$1,075,000	21/01/2025
3			

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.

This Statement of Information was prepared on: 04/03/2025 21:41

32/180 Little Collins Street, Melbourne Vic 3000



2 1

Property Type: Heritage Building
Apartment
Land Size: 80 approx sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
04/03/2024 - 03/03/2025: \$542,350

Comparable Properties

42/60 Flinders St MELBOURNE 3000 (REI)

Agent Comments

2 2 1

Price: \$1,165,000
Method:
Date: 10/10/2024
Property Type: Apartment



2/313 Flinders La MELBOURNE 3000 (REI)

Agent Comments

2 2 -

Price: \$1,075,000
Method: Private Sale
Date: 21/01/2025
Property Type: Apartment

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.

Account - Melbourne Boutique Property



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