## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 32/180 Little Collins Street, Melbourne Vic 3000

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betwee	\$1,000,000		&		\$1,100,000			
Median sale p	rice							
Median price	\$542,350	Pro	operty Type	Unit			Suburb	Melbourne
Period - From	04/03/2024	to	03/03/2025		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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**<sup>\*</sup> 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







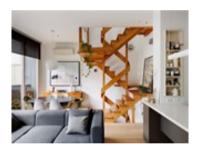
Property Type: Heritage Building Apartment Land Size: 80 approx sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median Unit Price 04/03/2024 - 03/03/2025: \$542,350

# **Comparable Properties**

42/60 Flinders St MELBOURNE 3000 (REI)

Agent Comments

Agent Comments



2/313 Flinders La MELBOURNE 3000 (REI)

•**••** 2 **•••** 2 **•**•

Price: \$1,165,000

Date: 10/10/2024

Property Type: Apartment

Method:

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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