

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

| |
|---|
| 1807/27 Little Collins Street, Melbourne Vic 3000 |
|---|

Indicative selling price

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

Single price

| |
|-----------|
| \$450,000 |
|-----------|

Median sale price

Median price

| |
|-----------|
| \$470,000 |
|-----------|

Property Type

| |
|------|
| Unit |
|------|

Suburb

| |
|-----------|
| Melbourne |
|-----------|

Period - From

| |
|------------|
| 01/07/2018 |
|------------|

to

| |
|------------|
| 30/06/2019 |
|------------|

Source

| |
|------|
| REIV |
|------|

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 | 1906/31 Spring St MELBOURNE 3000 | \$515,000 | 30/04/2019 |
| 2 | 401c/170 Albert St EAST MELBOURNE 3002 | \$495,000 | 03/04/2019 |
| 3 | 8/180 Little Collins St MELBOURNE 3000 | \$490,000 | 24/06/2019 |

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:

| |
|------------------|
| 03/10/2019 09:44 |
|------------------|

1807/27 Little Collins Street, Melbourne Vic 3000



Property Type:
Agent Comments

Indicative Selling Price
\$450,000
Median Unit Price
Year ending June 2019: \$470,000

Comparable Properties



1906/31 Spring St MELBOURNE 3000 (VG)

Agent Comments



Price: \$515,000
Method: Sale
Date: 30/04/2019
Property Type: Strata Unit/Flat



401c/170 Albert St EAST MELBOURNE 3002 (VG)

Agent Comments



Price: \$495,000
Method: Sale
Date: 03/04/2019
Property Type: Strata Unit/Flat



8/180 Little Collins St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$490,000
Method: Private Sale
Date: 24/06/2019
Rooms: 2
Property Type: Apartment

Account - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.