

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

21/392 Little Collins Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$750,000

&

\$795,000

Median sale price

Median price

\$542,150

Property Type

Unit

Suburb

Melbourne

Period - From

20/04/2023

to

19/04/2024

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	1103/108 Flinders St MELBOURNE 3000	\$815,000	24/03/2024
2	404/258 Flinders La MELBOURNE 3000	\$891,200	01/12/2023
3	9/117 Hardware St MELBOURNE 3000	\$750,000	23/03/2024

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:

20/04/2024 19:14

21/392 Little Collins Street, Melbourne Vic 3000



2 2 0

Property Type: Apartment
Land Size: 95m2 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$795,000
Median Unit Price
20/04/2023 - 19/04/2024: \$542,150

Comparable Properties

1103/108 Flinders St MELBOURNE 3000 (REI) **Agent Comments**

2 2 1

Price: \$815,000
Method:
Date: 24/03/2024
Property Type: Apartment

404/258 Flinders La MELBOURNE 3000 (REI) **Agent Comments**

2 1 -

Price: \$891,200
Method:
Date: 01/12/2023
Property Type: Apartment



9/117 Hardware St MELBOURNE 3000 (REI) **Agent Comments**

2 1 1

Price: \$750,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Apartment

Account - Donazzan Boutique Property



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