Dingle Partners

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

2901/27 Little Collins Street, Melbourne Vic 3000

Indicative selling price

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

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Median sale price

Median price	\$486,000	Hou	se	Unit	х		Suburb	Melbourne
Period - From	01/07/2017	to	30/09/2017		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.

Ado	Iress of comparable property	Price	Date of sale
1	502/1 Powlett St EAST MELBOURNE 3002	\$1,300,000	27/07/2017
2	5705/7 Riverside Quay SOUTHBANK 3006	\$1,180,000	13/06/2017
3	5603/35 Queensbridge St SOUTHBANK 3006	\$1,153,800	07/06/2017

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.

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propertydata

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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.

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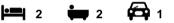


Rooms: 4 Property Type: Apartment Agent Comments Indicative Selling Price \$1,200,000 - \$1,320,000 Median Unit Price September quarter 2017: \$486,000

Comparable Properties



502/1 Powlett St EAST MELBOURNE 3002 (REI)



Price: \$1,300,000 Method: Sold Before Auction Date: 27/07/2017 Rooms: -Property Type: Apartment Agent Comments

Agent Comments



5705/7 Riverside Quay SOUTHBANK 3006 (REI)



Price: \$1,180,000 Method: Private Sale Date: 13/06/2017 Rooms: 3 Property Type: Apartment Land Size: 104 sqm approx

5603/35 Queensbridge St SOUTHBANK 3006 Agent Comments (REI)



Price: \$1,153,800 Method: Private Sale Date: 07/06/2017 Rooms: 4 Property Type: Apartment

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