

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$486,000

House

Unit

X

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.

	Address 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.



2
 2
 1

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)

Agent Comments

2
 2
 1

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



5705/7 Riverside Quay SOUTHBANK 3006 (REI)

Agent Comments

2
 2
 1

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 (REI)

Agent Comments

2
 2
 1

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