

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

2302/27 Little Collins Street Melbourne VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 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

1602/27 Little Collins Street Melbourne VIC 3000	\$553,000	13-Jul-21
2213/27 Little Collins Street Melbourne VIC 3000	\$585,000	21-Apr-21
12/30-34 La Trobe Street Melbourne VIC 3000	\$658,000	01-Sep-21

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 6 months.~~

This Statement of Information was prepared on: 12 November 2021

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1602/27 Little Collins Street Melbourne VIC 3000

2 2 -

Sold Price **\$553,000** Sold Date **13-Jul-21**

Distance -



2213/27 Little Collins Street Melbourne VIC 3000

2 2 -

Sold Price **\$585,000** Sold Date **21-Apr-21**

Distance -



12/30-34 La Trobe Street Melbourne VIC 3000

2 2 -

Sold Price **\$658,000** Sold Date **01-Sep-21**

Distance **0.69km**

RS = Recent sale UN = Undisclosed Sale

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