

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

902/601-611 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

or range
between

\$375,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2022

to

31 Oct 2023

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

1005/601-611 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$400,000	30-Jan-23
1303/601-611 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$350,000	19-Jun-22
1304/601-611 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$355,000	08-Aug-22

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: 20 November 2023



1005/601-611 LITTLE COLLINS STREET MELBOURNE VIC 3000

 2  1  -

Sold Price **\$400,000** Sold Date **30-Jan-23**

Distance **0km**



1303/601-611 LITTLE COLLINS STREET MELBOURNE VIC 3000

 2  1  -

Sold Price **\$350,000** Sold Date **19-Jun-22**

Distance **0km**



1304/601-611 LITTLE COLLINS STREET MELBOURNE VIC 3000

 2  1  -

Sold Price **\$355,000** Sold Date **08-Aug-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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