

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

1305/601-611 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$411,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2022

to

30 Nov 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
1202/568-580 COLLINS STREET MELBOURNE VIC 3000	\$440,000	06-Mar-23
2202/568-580 COLLINS STREET MELBOURNE VIC 3000	\$420,000	28-Nov-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: 27 December 2023



1005/601-611 LITTLE COLLINS STREET MELBOURNE VIC 3000

2 1 -

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

Distance **0km**



1202/568-580 COLLINS STREET MELBOURNE VIC 3000

2 1 1

Sold Price **\$440,000** Sold Date **06-Mar-23**

Distance **0.06km**



2202/568-580 COLLINS STREET MELBOURNE VIC 3000

2 1 -

Sold Price **\$420,000** Sold Date **28-Nov-22**

Distance **0.06km**

RS = Recent sale UN = Undisclosed Sale

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