

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

304/368 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

\$420,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2023

to

31 Jul 2024

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

201/368 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$425,000	26-Jul-23
503/368 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$440,000	21-Sep-23
203/368 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$445,000	05-Jan-24

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: 08 August 2024



**201/368 LITTLE COLLINS STREET
MELBOURNE VIC 3000**

Sold Price **\$425,000** Sold Date **26-Jul-23**

1 1 -

Distance **0km**



**503/368 LITTLE COLLINS STREET
MELBOURNE VIC 3000**

Sold Price **\$440,000** Sold Date **21-Sep-23**

1 1 1

Distance **0.03km**



**203/368 LITTLE COLLINS STREET
MELBOURNE VIC 3000**

Sold Price **\$445,000** Sold Date **05-Jan-24**

1 1 1

Distance **0.04km**

RS = Recent sale UN = Undisclosed Sale

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