

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

812/601-611 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

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2023

to

31 Oct 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

3201/568-580 COLLINS STREET MELBOURNE VIC 3000	\$420,000	21-Jul-24
1112/601-611 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$410,000	10-Jun-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: 05 November 2024



**3201/568-580 COLLINS STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$420,000** Sold Date **21-Jul-24**

Distance **0.06km**



**1112/601-611 LITTLE COLLINS
STREET MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$410,000** Sold Date **10-Jun-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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