

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

11/392 Little Collins Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$880,000 & \$910,000

Median sale price

Median price \$520,500 Property Type Unit Suburb Melbourne

Period - From 01/04/2022 to 30/06/2022 Source REIV

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 six 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
1	207/601 Little Collins St MELBOURNE 3000	\$970,000	24/05/2022
2	901/133 Russell St MELBOURNE 3000	\$933,000	27/03/2022
3	403/422 Collins St MELBOURNE 3000	\$883,000	02/04/2022

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 six months.~~

This Statement of Information was prepared on:

16/09/2022 17:49



 3
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Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$880,000 - \$910,000
Median Unit Price
 June quarter 2022: \$520,500

Comparable Properties



207/601 Little Collins St MELBOURNE 3000 (REI/VG)

Agent Comments

 2
  2
  -

Price: \$970,000
Method: Private Sale
Date: 24/05/2022
Property Type: Apartment



901/133 Russell St MELBOURNE 3000 (REI)

Agent Comments

 2
  2
  1

Price: \$933,000
Method: Private Sale
Date: 27/03/2022
Property Type: Apartment



403/422 Collins St MELBOURNE 3000 (REI/VG)

Agent Comments

 2
  1
  -

Price: \$883,000
Method: Auction Sale
Date: 02/04/2022
Property Type: Unit

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