



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 1010/601 Little Collins Street, Melbourne, 3000

Indicative selling price

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

Single price or range between \$480,000.00 & \$520,000.00

Median sale price

Median price \$450,000.00 Property type Unit/Apartment Suburb MELBOURNE
Period - From Jul 2023 to Sep 2023 Source REIV

Comparable property sales

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 |
|------------------------------------|--------------|--------------|
| 2412/33 Rose La MELBOURNE 3000 | \$515,000.00 | 1/06/2023 |
| 103/639 Lonsdale St MELBOURNE 3000 | \$500,000.00 | 24/08/2023 |
| 1707/8 Downie St MELBOURNE 3000 | \$489,000.00 | 1/09/2023 |

This Statement of Information was prepared on: Tuesday 21st November 2023