

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

810/601-611 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2022

to

31 Oct 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

706/11 ROSE LANE MELBOURNE VIC 3000	\$405,000	22-Jun-23
3802/33 ROSE LANE MELBOURNE VIC 3000	\$420,000	01-Jul-23
1508/620 COLLINS STREET MELBOURNE VIC 3000	\$400,000	30-May-23

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: 21 November 2023



**706/11 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

\$405,000

Sold Date

22-Jun-23



2



1



1

Distance

0.29km



**3802/33 ROSE LANE MELBOURNE
VIC 3000**

Sold Price

\$420,000

Sold Date

01-Jul-23



2



1



-

Distance

0.29km



**1508/620 COLLINS STREET
MELBOURNE VIC 3000**

Sold Price

\$400,000

Sold Date

30-May-23



2



1



-

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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