

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

2707/27 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

\$1,375,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2023

to

30 Jun 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

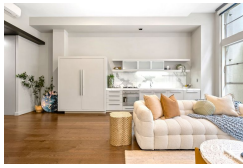
Date of sale

14/2 EXHIBITION STREET MELBOURNE VIC 3000	\$1,514,000	09-May-24
1710/35-47 SPRING STREET MELBOURNE VIC 3000	\$1,600,000	11-Sep-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: 30 July 2024



**14/2 EXHIBITION STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price ^{RS} **\$1,514,000** Sold Date **09-May-24**

Distance **0.3km**



**1710/35-47 SPRING STREET
MELBOURNE VIC 3000**

2 2 -

Sold Price **\$1,600,000** Sold Date **11-Sep-23**

Distance **0.17km**

RS = Recent sale **UN** = Undisclosed Sale

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