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	2802/27 Little Collins Street, Melbourne Vic 3000

Indicative selling price

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

Single price $610,000

Median sale price

Median price $538,500 Property Type Unit Suburb Melbourne

Period - From 10/11/2021 to 09/11/2022 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	2001/22-24 Jane Bell La MELBOURNE 3000	$650,000	08/08/2022
2	2101/22-24 Jane Bell La MELBOURNE 3000	$650,000	06/09/2022
3	1901/31 Spring St MELBOURNE 3000	$610,000	12/08/2022

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: 10/11/2022 10:44

2802/27 Little Collins Street, Melbourne Vic 3000



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Property Type:
Agent Comments

Indicative Selling Price
$610,000
Median Unit Price
10/11/2021 - 09/11/2022: $538,500

Comparable Properties



2001/22-24 Jane Bell La MELBOURNE 3000 (REI)

1 1 1

Price: $650,000
Method: Private Sale
Date: 08/08/2022
Property Type: Apartment

Agent Comments



2101/22-24 Jane Bell La MELBOURNE 3000 (REI)

1 1 1

Price: $650,000
Method: Private Sale
Date: 06/09/2022
Property Type: Apartment

Agent Comments

1901/31 Spring St MELBOURNE 3000 (VG)

1 - -

Price: $610,000
Method: Sale
Date: 12/08/2022
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

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