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	704/501 Little Collins Street, Melbourne Vic 3000

Indicative selling price

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

Range between $1,750,000 & $1,925,000

Median sale price

Median price $540,450 Property Type Unit Suburb Melbourne

Period - From 07/02/2022 to 06/02/2023 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	1801/318 Little Lonsdale St MELBOURNE 3000	$1,950,000	03/11/2022
2	5/192 Little Collins St MELBOURNE 3000	$1,650,000	30/11/2022
3	7B/27 Russell St MELBOURNE 3000	$1,572,000	10/11/2022

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: 07/02/2023 14:50

704/501 Little Collins Street, Melbourne Vic 3000



3 2 2

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Private double garage with adjoining wine room

Indicative Selling Price
$1,750,000 - $1,925,000
Median Unit Price
07/02/2022 - 06/02/2023: $540,450

Comparable Properties



1801/318 Little Lonsdale St MELBOURNE 3000 (REI)

3 2 2

Price: $1,950,000
Method: Private Sale
Date: 03/11/2022
Property Type: Apartment

Agent Comments



5/192 Little Collins St MELBOURNE 3000 (REI/VG)

2 2 1

Price: $1,650,000
Method: Private Sale
Date: 30/11/2022
Property Type: Apartment
Land Size: 164 sqm approx

Agent Comments

2 bed 2 bath

7B/27 Russell St MELBOURNE 3000 (VG)

2 - -

Price: $1,572,000
Method: Sale
Date: 10/11/2022
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

2 bed 2 bath A car space in a separate building No outdoor area

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

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