

## 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

1005/601 Little Collins Street, Melbourne Vic 3000

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$460,000

&amp;

\$506,000

**Median sale price**

Median price \$480,000

House

Unit

X

Suburb Melbourne

Period - From 01/10/2018

to 31/12/2018

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	209/601 Little Collins St MELBOURNE 3000	\$500,000	26/11/2018
2	3506/36 La Trobe St MELBOURNE 3000	\$473,950	07/03/2019
3	2404/483 Swanston St MELBOURNE 3000	\$465,000	11/02/2019

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.

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**Rooms:**  
**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$460,000 - \$506,000  
**Median Unit Price**  
December quarter 2018: \$480,000

## Comparable Properties



**209/601 Little Collins St MELBOURNE 3000 (REI/VG)**

**Agent Comments**



**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 26/11/2018  
**Rooms:** 4  
**Property Type:** Apartment

**3506/36 La Trobe St MELBOURNE 3000 (VG)**

**Agent Comments**



**Price:** \$473,950  
**Method:** Sale  
**Date:** 07/03/2019  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)

**2404/483 Swanston St MELBOURNE 3000 (VG)**

**Agent Comments**



**Price:** \$465,000  
**Method:** Sale  
**Date:** 11/02/2019  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)