

STATEMENT OF INFORMATION

Single residential property located in the Melbourne Metropolitan area.

Section 47AF of the Estate Agents Act 1980

Property offered for sale

15A/392 Little Collins Street, Melbourne 3000

Indicative selling price

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

Single price	\$570,000	or range between and
<u>Median Sale P</u>	rice	
Median Price	\$570,000	House Unit X Suburb Melbourne 3000
Period - from	1 st December 2016	to 1 st December 2017 Source realestate.com.au

Comparable sales

A. These are three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	date of sale
302/390 Little Collins Street, Melbourne 3000	\$820,000	14/10/2017
404/20-22 McKillop Street, Melbourne 3000	\$580,000	09/02/2017
610/399 Bourke Street, Melbourne 3000	\$549,000	27/05/2017

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.