

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

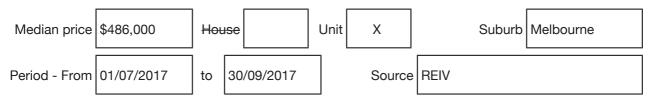
369 Little Collins Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$419,000

Median sale price



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	516/300 Swanston St MELBOURNE 3000	\$420,000	28/08/2017
2	LOT 1304/222 Russell St MELBOURNE 3000	\$417,000	03/07/2017
3	1204/200 Spencer St MELBOURNE 3000	\$415,000	12/09/2017

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.

Account - Jellis Craig | P: 03 9387 5888 | F: 03 9381 0919

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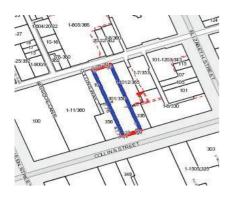
The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





369 Little Collins Street, Melbourne Vic 3000







Rooms: 2 Property Type: Apartment Land Size: 60 sqm approx Agent Comments Alexander Magliolo 9387 5888 0433 401 487 alexandermagliolo@jelliscraig.com.au

> Indicative Selling Price \$419,000 Median Unit Price September quarter 2017: \$486,000

Comparable Properties



516/300 Swanston St MELBOURNE 3000 (VG) Agent Comments



Price: \$420,000 Method: Sale Date: 28/08/2017 Rooms: -Property Type: Flat/Unit/Apartment (Res)



LOT 1304/222 Russell St MELBOURNE 3000 (REI)

Agent Comments



Price: \$417,000 Method: Private Sale Date: 03/07/2017 Rooms: 2 Property Type: Apartment



1204/200 Spencer St MELBOURNE 3000 (REI) Agent Comments



Price: \$415,000 Method: Private Sale Date: 12/09/2017 Rooms: 2 Property Type: Apartment

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