

## 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](http://consumer.vic.gov.au/underquoting)

Single price \$419,000

**Median sale price**

Median price \$486,000 House Unit X Suburb Melbourne

Period - From 01/07/2017 to 30/09/2017 Source REIV

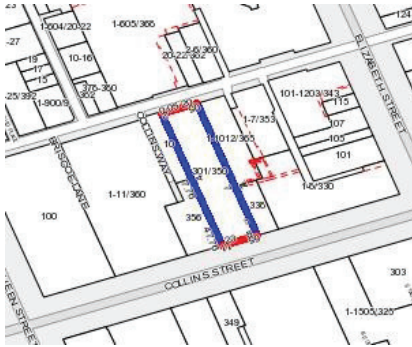
**Comparable property sales (\*Delete A or B below as applicable)**

**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	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.~~



**Rooms:** 2

**Property Type:** Apartment

**Land Size:** 60 sqm approx

**Agent Comments**

## 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