

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 21/392 Little Collins Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$780,000 & \$830,000

Median sale price

Median price \$542,000 Property Type Unit Suburb Melbourne

Period - From 02/04/2023 to 01/04/2024 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	404/258 Flinders La MELBOURNE 3000	\$891,200	16/12/2023
2			
3			

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: 02/04/2024 13:37

21/392 Little Collins Street, Melbourne Vic 3000



 2  2 

Property Type: Strata Unit/Flat
Land Size: 95 approx sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$830,000
Median Unit Price
02/04/2023 - 01/04/2024: \$542,000

Comparable Properties

404/258 Flinders La MELBOURNE 3000 (REI) **Agent Comments**

 2  1  -

Price: \$891,200
Method:
Date: 16/12/2023
Property Type: Apartment

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 - Donazzan Boutique Property



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