

# 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

2905/27 Little Collins Street, Melbourne Vic 3000
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### Indicative selling price

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

Range between 

\$3,800,000
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 & 

\$4,100,000
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### Median sale price

Median price 

\$542,000
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 Property Type 

Unit
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 Suburb 

Melbourne
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Period - From 

30/04/2023
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 to 

29/04/2024
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 Source 

REIV
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### 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	4202/35 Spring St MELBOURNE 3000	\$4,700,000	20/11/2023
2	302/35 Spring St MELBOURNE 3000	\$3,750,000	24/01/2024
3	3801/35 Spring St MELBOURNE 3000	\$3,350,000	29/02/2024

**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: 

30/04/2024 15:41
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2905/27 Little Collins Street, Melbourne Vic 3000



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

**Indicative Selling Price**  
\$3,800,000 - \$4,100,000  
**Median Unit Price**  
30/04/2023 - 29/04/2024: \$542,000

## Comparable Properties



**4202/35 Spring St MELBOURNE 3000 (REI/VG)** Agent Comments



**Price:** \$4,700,000  
**Method:** Private Sale  
**Date:** 20/11/2023  
**Property Type:** Apartment

**302/35 Spring St MELBOURNE 3000 (VG)** Agent Comments



**Price:** \$3,750,000  
**Method:** Sale  
**Date:** 24/01/2024  
**Property Type:** Flat/Unit/Apartment (Res)



**3801/35 Spring St MELBOURNE 3000 (REI/VG)** Agent Comments



**Price:** \$3,350,000  
**Method:** Auction Sale  
**Date:** 29/02/2024  
**Property Type:** Apartment  
**Land Size:** 175 sqm approx

**Account - Kay & Burton** | P: 03 9820 1111 | F: 03 9820 0371



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