

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 602/616 Little Collins Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$1,300,000 & \$1,350,000

Median sale price

Median price \$567,500 House Unit X Suburb Melbourne

Period - From 01/10/2017 to 31/12/2017 Source REIV

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

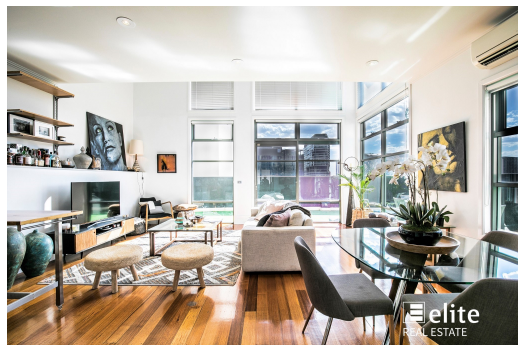
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	94/299 Queen St MELBOURNE 3000	\$1,350,000	12/08/2017
2	2201/1 Freshwater PI SOUTHBANK 3006	\$1,350,000	15/09/2017
3	265/8 Waterside PI DOCKLANDS 3008	\$1,320,000	27/10/2017

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.

602/616 Little Collins Street, Melbourne Vic 3000



3 2 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,350,000
Median Unit Price
December quarter 2017: \$567,500

Comparable Properties

94/299 Queen St MELBOURNE 3000 (VG)

Agent Comments

3 - -

Price: \$1,350,000
Method: Sale
Date: 12/08/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

2201/1 Freshwater PI SOUTHBANK 3006 (VG)

Agent Comments

3 - -

Price: \$1,350,000
Method: Sale
Date: 15/09/2017
Rooms: -
Property Type: Strata Unit/Flat

265/8 Waterside PI DOCKLANDS 3008 (REI)

Agent Comments

3 2 2

Price: \$1,320,000
Method: Auction Sale
Date: 27/10/2017
Rooms: -
Property Type: Apartment