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

804/639 Little Bourke Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this		

Single price \$339,500

Median sale price

Median price	\$488,800	Pro	perty Type Unit	t	Sı	uburb	Melbourne
Period - From	01/04/2023	to	31/03/2024	Sou	irce RI	EIV	

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.

Ado	dress of comparable property	Price	Date of sale
1	1010/555 Flinders St MELBOURNE 3000	\$335,000	06/02/2024
2	1303/555 Swanston St CARLTON 3053	\$330,000	27/02/2024
3	2204/7 Katherine PI MELBOURNE 3000	\$330,000	25/04/2024

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:

09/05/2024 14:05



* Professionals





Property Type: Strata Unit/Flat Agent Comments

Marcus Peters 03 9534 8014 0418 337 051 marcuspeters@whiting.com.au

Indicative Selling Price \$339,500 Median Unit Price Year ending March 2024: \$488,800

Comparable Properties



1010/555 Flinders St MELBOURNE 3000 (REI/VG)



Price: \$335,000 Method: Private Sale Date: 06/02/2024 Property Type: Apartment Agent Comments



1303/555 Swanston St CARLTON 3053 (REI/VG) Agent Comments



Price: \$330,000 Method: Private Sale Date: 27/02/2024 Property Type: Apartment



2204/7 Katherine PI MELBOURNE 3000 (REI) Agent Comments



Price: \$330,000 Method: Private Sale Date: 25/04/2024 Property Type: Apartment

Account - Whiting & Co Professionals St Kilda | P: 03 95348014



propertydata

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