

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 price see consumer.vic.gov.au/underquoting

Single price \$339,500

Median sale price

Median price \$488,800

Property Type Unit

Suburb Melbourne

Period - From 01/04/2023

to 31/03/2024

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	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

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Indicative Selling Price

\$339,500

Median Unit Price

Year ending March 2024: \$488,800



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



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

Agent Comments



Price: \$335,000

Method: Private Sale

Date: 06/02/2024

Property Type: Apartment



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 Pl 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