

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

45/24-38 LITTLE BOURKE STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$499,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

709/394-398 COLLINS STREET MELBOURNE VIC 3000	\$530,000	17-Feb-25
2 L10/201 SPRING STREET MELBOURNE VIC 3000	\$507,000	15-Oct-24
1506/63 LA TROBE STREET MELBOURNE VIC 3000	\$500,000	19-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 07 April 2025



**709/394-398 COLLINS STREET
MELBOURNE VIC 3000**

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Sold Price **\$530,000** Sold Date **17-Feb-25**

Distance **1.15km**



**2 L10/201 SPRING STREET
MELBOURNE VIC 3000**

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Sold Price **\$507,000** Sold Date **15-Oct-24**

Distance **0.06km**



**1506/63 LA TROBE STREET
MELBOURNE VIC 3000**

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Sold Price ^{RS} **\$500,000** Sold Date **19-Feb-25**

Distance **0.28km**

RS = Recent sale **UN** = Undisclosed Sale

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