

# 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 606/639 Little Bourke Street, Melbourne Vic 3000

### Indicative selling price

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

Single price \$309,500

### Median sale price

Median price \$478,564

Property Type Unit

Suburb Melbourne

Period - From 01/01/2023

to 31/12/2023

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	706/16 Liverpool St MELBOURNE 3000	\$508,000	07/12/2023
2	208/16 Liverpool St MELBOURNE 3000	\$425,000	04/01/2024
3	13/392 Little Collins St MELBOURNE 3000	\$400,000	06/12/2023

**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:

18/01/2024 12:40

Marcus Peters  
03 9534 8014  
0418 337 051

marcuspeters@whiting.com.au

**Indicative Selling Price**

\$309,500

**Median Unit Price**

Year ending December 2023: \$478,564



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**Property Type:** Apartment

Agent Comments

## Comparable Properties



706/16 Liverpool St MELBOURNE 3000 (REI)

Agent Comments

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**Price:** \$508,000

**Method:** Private Sale

**Date:** 07/12/2023

**Property Type:** Apartment



208/16 Liverpool St MELBOURNE 3000 (REI)

Agent Comments

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**Price:** \$425,000

**Method:** Private Sale

**Date:** 04/01/2024

**Property Type:** Apartment



13/392 Little Collins St MELBOURNE 3000  
(REI/VG)

Agent Comments

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**Price:** \$400,000

**Method:** Private Sale

**Date:** 06/12/2023

**Property Type:** Apartment

**Land Size:** 55 sqm approx

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