# 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

	ee consumer.vic.gov.	

Single price \$309,500

#### Median sale price

Median price	\$478,564	Pro	operty Type Unit	t	Subur	b Melbourne
Period - From	01/01/2023	to	31/12/2023	Sou	rce 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.

Add	dress 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



\* Professionals





**Property Type:** Apartment Agent Comments

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

# **Comparable Properties**



706/16 Liverpool St MELBOURNE 3000 (REI) Agent Comments



Price: \$508,000 Method: Private Sale Date: 07/12/2023 Property Type: Apartment

208/16 Liverpool St MELBOURNE 3000 (REI)

Agent Comments





Price: \$425,000 Method: Private Sale Date: 04/01/2024 Property Type: Apartment

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

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



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Agent Comments