

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

64/24-38 Little Bourke Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$285,000

Median sale price

Median price \$455,000

House

Unit

X

Suburb

Melbourne

Period - From 01/04/2019

to

30/06/2019

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	418/139 Lonsdale St MELBOURNE 3000	\$296,000	06/04/2019
2	413/268 Flinders St MELBOURNE 3000	\$263,000	15/04/2019
3	508/488 Swanston St CARLTON 3053	\$255,000	14/05/2019

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.



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Rooms:
Property Type: Serviced
Apartment
Agent Comments

Indicative Selling Price
\$285,000
Median Unit Price
June quarter 2019: \$455,000

Comparable Properties



418/139 Lonsdale St MELBOURNE 3000 (REI/VG)

Agent Comments

2 1 -

Price: \$296,000
Method: Private Sale
Date: 06/04/2019
Rooms: -
Property Type: Apartment
Land Size: 38 sqm approx



413/268 Flinders St MELBOURNE 3000 (VG)

Agent Comments

2 - -

Price: \$263,000
Method: Sale
Date: 15/04/2019
Rooms: -
Property Type: Strata Unit/Flat

508/488 Swanston St CARLTON 3053 (REI/VG)

Agent Comments

2 1 -

Price: \$255,000
Method: Private Sale
Date: 14/05/2019
Rooms: 3
Property Type: Flat/Unit/Apartment (Res)