

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

413/471 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

\$307,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 2024

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

471 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$310,000	10-Nov-23
2801/288 SPENCER STREET MELBOURNE VIC 3000	\$310,000	19-Apr-24
1010/555 FLINDERS STREET MELBOURNE VIC 3000	\$335,000	31-Jan-24

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: 13 June 2024

Lucas Russell
 M 0400771668
 E lucas@kingsfordproperty.com.au



**471 LITTLE BOURKE STREET
 MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$310,000** Sold Date **10-Nov-23**

Distance **0km**



**2801/288 SPENCER STREET
 MELBOURNE VIC 3000**

 1  1  1

Sold Price Sold Date **19-Apr-24**

Distance **0.63km**



**1010/555 FLINDERS STREET
 MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$335,000** Sold Date **31-Jan-24**

Distance **0.75km**

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

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