

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

1013/471 Little Bourke Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$300,000

Median sale price

Median price \$526,000

Property Type Unit

Suburb Melbourne

Period - From 01/10/2023

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	714/613 Swanston St CARLTON 3053	\$310,000	28/02/2024
2	108A/640 Swanston St CARLTON 3053	\$300,000	12/12/2023
3	221/51-67 Rathdowne St CARLTON 3053	\$295,000	30/01/2024

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:

25/03/2024 13:25



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$300,000

Median Unit Price
December quarter 2023: \$526,000

Comparable Properties

714/613 Swanston St CARLTON 3053 (REI)

Agent Comments



Price: \$310,000
Method: Auction Sale
Date: 28/02/2024
Property Type: Apartment

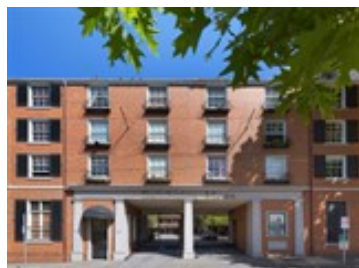


108A/640 Swanston St CARLTON 3053 (REI/VG)

Agent Comments



Price: \$300,000
Method: Private Sale
Date: 12/12/2023
Property Type: Apartment



221/51-67 Rathdowne St CARLTON 3053 (REI)

Agent Comments



Price: \$295,000
Method: Private Sale
Date: 30/01/2024
Property Type: Studio Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



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