

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

1005/639 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

or range
between

\$335,000

&

\$349,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2020

to

31 Dec 2020

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

2416/220 Spencer Street Melbourne VIC 3000	\$335,000	28-Nov-20
2512/220 Spencer Street Melbourne VIC 3000	\$340,000	29-Oct-20
604/53 Spencer Street Docklands VIC 3008	\$345,000	27-Oct-20

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: 11 January 2021

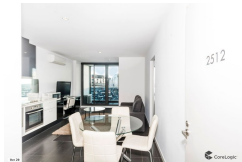


**2416/220 Spencer Street
Melbourne VIC 3000**

 1  1  -

Sold Price **\$335,000** Sold Date **28-Nov-20**

Distance **0.1km**



**2512/220 Spencer Street Melbourne
VIC 3000**

 1  1  1

Sold Price **\$340,000** Sold Date **29-Oct-20**

Distance **0.1km**



**604/53 Spencer Street Docklands
VIC 3008**

 1  1  -

Sold Price ^{RS} **\$345,000** Sold Date **27-Oct-20**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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