

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

315/471 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

\$348,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2023

to

31 Oct 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

1124/199 WILLIAM STREET MELBOURNE VIC 3000	\$390,000	18-Oct-24
118/108 FLINDERS STREET MELBOURNE VIC 3000	\$385,000	30-Oct-24
1213/33 MACKENZIE STREET MELBOURNE VIC 3000	\$375,000	08-Sep-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: 28 November 2024

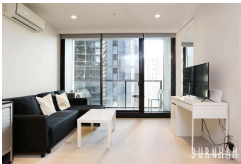

**1124/199 WILLIAM STREET
 MELBOURNE VIC 3000**
 1  1  1

 Sold Price **\$390,000** Sold Date **18-Oct-24**

 Distance **0.18km**

**118/108 FLINDERS STREET
 MELBOURNE VIC 3000**
 1  1  1

 Sold Price ^{RS} **\$385,000** Sold Date **30-Oct-24**

 Distance **1.07km**

**1213/33 MACKENZIE STREET
 MELBOURNE VIC 3000**
 1  1  1

 Sold Price **\$375,000** Sold Date **08-Sep-24**

 Distance **1.02km**

RS = Recent sale UN = Undisclosed Sale

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