

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

602/471 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

\$279,000

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

471 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$300,000	30-Jul-24
204/18 FINLAY PLACE CARLTON VIC 3053	\$290,000	23-Sep-24
4107/568-580 COLLINS STREET MELBOURNE VIC 3000	\$290,000	29-Aug-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: 21 November 2024



**471 LITTLE BOURKE STREET
 MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$300,000** Sold Date **30-Jul-24**

Distance **0km**

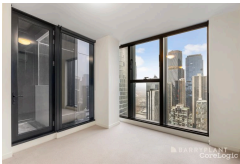


**204/18 FINLAY PLACE CARLTON
 VIC 3053**

 1  1  1

Sold Price **\$290,000** Sold Date **23-Sep-24**

Distance **1.38km**



**4107/568-580 COLLINS STREET
 MELBOURNE VIC 3000**

 1  1  1

Sold Price Sold Date **29-Aug-24**

Distance **0.53km**

RS = Recent sale UN = Undisclosed Sale

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