

# 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

25/562 Little Bourke Street, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$750,000

### Median sale price

Median price

\$525,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2020

to

30/06/2021

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	608/501 Little Collins St MELBOURNE 3000	\$731,000	12/05/2021
2	23/392 Little Collins St MELBOURNE 3000	\$718,500	30/04/2021
3	307/118 Russell St MELBOURNE 3000	\$718,000	11/03/2021

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:

01/09/2021 08:26

25/562 Little Bourke Street, Melbourne Vic 3000



2 1 0

**Property Type:** Apartment

**Land Size:** 92 sqm approx

Agent Comments

**Indicative Selling Price**

\$700,000 - \$750,000

**Median Unit Price**

Year ending June 2021: \$525,000

## Comparable Properties

**608/501 Little Collins St MELBOURNE 3000 (VG)**

Agent Comments

2 - -

**Price:** \$731,000

**Method:** Sale

**Date:** 12/05/2021

**Property Type:** Flat/Unit/Apartment (Res)

**23/392 Little Collins St MELBOURNE 3000 (REI/VG)**

Agent Comments

2 2 -

**Price:** \$718,500

**Method:** Sold Before Auction

**Date:** 30/04/2021

**Property Type:** Apartment



**307/118 Russell St MELBOURNE 3000 (REI/VG)**

Agent Comments

2 1 -

**Price:** \$718,000

**Method:** Private Sale

**Date:** 11/03/2021

**Property Type:** Apartment

**Account** - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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