

## 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

49/24-38 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$560,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

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

22/33-47 LA TROBE STREET MELBOURNE VIC 3000	\$600,000	03-Sep-24
14/392 RUSSELL STREET MELBOURNE VIC 3000	\$586,000	29-Aug-24
301/668 BOURKE STREET MELBOURNE VIC 3000	\$595,000	19-May-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: 03 November 2024

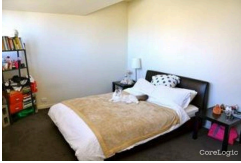


**22/33-47 LA TROBE STREET  
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$600,000** Sold Date **03-Sep-24**

Distance **0.26km**

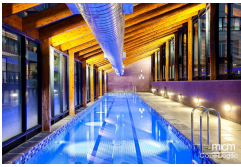


**14/392 RUSSELL STREET  
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$586,000** Sold Date **29-Aug-24**

Distance **0.56km**



**301/668 BOURKE STREET  
MELBOURNE VIC 3000**

 2  1  1

Sold Price **\$595,000** Sold Date **19-May-24**

Distance **1.66km**

RS = Recent sale      UN = Undisclosed Sale

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