

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 (*Delete single price or range as applicable)

Single Price

\$575,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

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

| | | |
|---|-----------|-----------|
| 301/302 COLLINS STREET MELBOURNE VIC 3000 | \$600,000 | 16-Sep-24 |
| 14/392 RUSSELL STREET MELBOURNE VIC 3000 | \$586,000 | 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: 25 February 2025

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**301/302 COLLINS STREET
MELBOURNE VIC 3000**

2 1 1

Sold Price **\$600,000** Sold Date **16-Sep-24**

Distance **0.89km**



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

2 1 1

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

Distance **0.58km**

RS = Recent sale UN = Undisclosed Sale

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