

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	508/471 Little Bourke Street, Melbourne, VIC 3000
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range	\$340,000	&	\$360,000
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Median sale price

Median price	\$484,000	Property Type	Apartment	Suburb	Melbourne (3000)
Period - From	12/04/2022	to	12/04/2023	Source	www.propertydata.com.au

Comparable property sales

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
1309/60 MARKET STREET, MELBOURNE VIC 3000	\$358,000	29/11/2022
801/471 LITTLE BOURKE STREET, MELBOURNE VIC 3000	\$360,000	10/03/2020
315/471 LITTLE BOURKE STREET, MELBOURNE VIC 3000	\$355,000	14/11/2019

This Statement of Information was prepared on: 12/04/2023