

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

313/471 Little Bourke Street, Melbourne, VIC 3000

Indicative selling price

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

Price Range

\$270,000

&

\$290,000

Median sale price

Median price

\$484,000

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

12/04/2022

to

12/04/2023

Source

www.prpertydata.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
801/471 LITTLE BOURKE STREET, MELBOURNE VIC 3000	\$285,000	04/04/2023
405/471 LITTLE BOURKE STREET, MELBOURNE VIC 3000	\$262,000	28/02/2023
303/471 LITTLE BOURKE STREET, MELBOURNE VIC 3000	\$275,000	09/01/2023

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