

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb & postcode **43/24 Little Bourke Street MELBOURNE VIC 3000**

### Indicative selling price

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

Single price **X** or range between **539,000** & **\$569,000**

### Median sale price

Median price **\$515,444** Property type **Apartment** Suburb **Melbourne**  
Period - From **01/10/2020** to **30/09/2021** 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	Sale Date	Size	Bed	Bath	Car
1. 908/422 Collins Street	\$505,000	14/04/2022	57m2	1	1	0
2. 107/616 Little Collins Street	\$615,050	05/04/2022	59m2	2	1	1
3. 608/399 Bourke Street	\$538,500	28/03/2022	61m2	2	1	1

This Statement of Information was prepared on: **28/04/2022**

### Harcourts Melbourne City have provided additional information that the purchaser may find informative.

Additional comparable sales	Price	Sale Date	Size	Bed	Bath	Car
4. 7/392 Russell Street	\$505,000	20/03/2022	53m2	1	1	0
5. 507/616 Little Collins Street	\$585,000	08/07/2021	59m2	2	1	1
6. 35/24 Little Bourke Street	\$600,000	26/05/2021	113m2	2	1	0

Material Fact to Disclose	Current Rent & Lease Expiry	Rental Potential (pw/pcm)
Yes	N/A	\$500 / \$2172.61

Size	Year Built	Complex / Block	Facilities
75m2	1884, refurbished 1978, subdivided between 1983-1996	85	Central courtyard, outdoor heated pool & BBQ area

Owners Corporation	Chattels
Australian Owners Corp. -9863 9100	All fixed floor coverings, electric light fittings, window furnishings

Building	Sale Method	Terms
Gordon Place	Private Sale	10% Deposit - Settlement 30 Days

Whilst every care is taken to ensure accuracy of the sizes, plans & information contained herein no guarantees or warranties are given. Clients are required to make their own investigations, carefully check the formal legal documentation & seek independent professional legal advice.