

# 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 409/639 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)

Price Range

\$395,000

&

\$440,000

### Median sale price

Median price

\$412,375

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

01/05/2023

to

30/04/2024

Source

Corelogic

### 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
809/200 SPENCER STREET, MELBOURNE VIC 3000	\$430,000	23/11/2023
1107/668 BOURKE STREET, MELBOURNE VIC 3000	\$460,888	01/05/2024
3404/38 ROSE LANE, MELBOURNE VIC 3000	\$460,000	08/05/2024

This Statement of Information was prepared on: 10/05/2024