Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and postcode	804/639 Little Bourke Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$375,000

Median sale price

Median price	\$547,500	Pro	perty Type	Unit		Suburb	Melbourne
Period - From	01/01/2020	to	31/12/2020		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

	aress of comparable property	1 1100	Date of Sale
1	1111/250 Elizabeth St MELBOURNE 3000	\$365,000	12/03/2021
2	4009/568 Collins St MELBOURNE 3000	\$362,000	10/11/2020
3	321/118 Franklin St MELBOURNE 3000	\$357,400	02/02/2021

OR

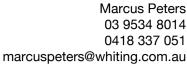
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	01/04/2021 09:48



Date of sale





Indicative Selling Price \$375,000 Median Unit Price Year ending December 2020: \$547,500



Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



1111/250 Elizabeth St MELBOURNE 3000 (REI) Agent Comments

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Price: \$365,000 Method: Private Sale Date: 12/03/2021

Property Type: Apartment

4009/568 Collins St MELBOURNE 3000 (VG)

Price: \$362,000 Method: Sale Date: 10/11/2020

Property Type: Flat/Unit/Apartment (Res)



321/118 Franklin St MELBOURNE 3000 (VG)

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Price: \$357,400 Method: Sale Date: 02/02/2021

Property Type: Strata Unit/Flat



Account - Whiting & Co Professionals St Kilda | P: 03 95348014





Agent Comments

Agent Comments