

# 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

804/639 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)

Single price

\$375,000

### Median sale price

Median price

\$547,500

Property 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	Price	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

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**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



**Price:** \$365,000

**Method:** Private Sale

**Date:** 12/03/2021

**Property Type:** Apartment



**4009/568 Collins St MELBOURNE 3000 (VG)** Agent Comments



**Price:** \$362,000

**Method:** Sale

**Date:** 10/11/2020

**Property Type:** Flat/Unit/Apartment (Res)



**321/118 Franklin St MELBOURNE 3000 (VG)** Agent Comments



**Price:** \$357,400

**Method:** Sale

**Date:** 02/02/2021

**Property Type:** Strata Unit/Flat