

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

309/639 LITTLE BOURKE STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$360,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2022

to

31 Dec 2022

Source

Corelogic

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 6 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

510/639 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$395,000	01-Oct-22
1309/601 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$383,000	13-Oct-22
2806/8 DOWNIE STREET MELBOURNE VIC 3000	\$357,000	03-Nov-22

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 6 months.~~

This Statement of Information was prepared on: 05 January 2023

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**510/639 LITTLE BOURKE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$395,000

Sold Date

01-Oct-22

Distance

0km



**1309/601 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

1 1 -

Sold Price

\$383,000

Sold Date

13-Oct-22

Distance

0.26km



**2806/8 DOWNIE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$357,000

Sold Date

03-Nov-22

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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