

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

72/24-38 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

\$210,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2021

to

31 Mar 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

24-38 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$310,000	07-Nov-21
9/24-38 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$370,000	22-Mar-21
17/24-38 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$310,000	07-Nov-21

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: 21 April 2022



**24-38 LITTLE BOURKE STREET
MELBOURNE VIC 3000**

Sold Price **\$310,000** Sold Date **07-Nov-21**

 1
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Distance -



**9/24-38 LITTLE BOURKE STREET
MELBOURNE VIC 3000**

Sold Price **\$370,000** Sold Date **22-Mar-21**

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Distance -



**17/24-38 LITTLE BOURKE STREET
MELBOURNE VIC 3000**

Sold Price **\$310,000** Sold Date **07-Nov-21**

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Distance -

RS = Recent sale

UN = Undisclosed Sale

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