

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

1004/471 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

\$308,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 2024

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

306A/640 SWANSTON STREET CARLTON VIC 3053	\$320,000	15-May-24
2801/288 SPENCER STREET MELBOURNE VIC 3000	\$310,000	19-Apr-24
GROUND FLOOR/100 EXHIBITION STREET MELBOURNE VIC 3000	\$300,000	25-Feb-24

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: 04 September 2024



**306A/640 SWANSTON STREET
 CARLTON VIC 3053**

 1  1  1

Sold Price **\$320,000** Sold Date **15-May-24**

Distance **1.49km**



**2801/288 SPENCER STREET
 MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$310,000** Sold Date **19-Apr-24**

Distance **0.63km**



**GROUND FLOOR/100 EXHIBITION
 STREET MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$300,000** Sold Date **25-Feb-24**

Distance **1.1km**

RS = Recent sale UN = Undisclosed Sale

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