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	2/24 Little Bourke Street, Melbourne Vic 3000

Indicative selling price

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

Range between $490,000 & $520,000

Median sale price

Median price $518,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2021 to 31/03/2022 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	810/118 Russell St MELBOURNE 3000	$592,500	24/11/2021
2	4/27 Flinders La MELBOURNE 3000	$510,000	18/11/2021
3	403/1 Manchester La MELBOURNE 3000	$485,000	20/11/2021

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: 17/05/2022 13:26

2/24 Little Bourke Street, Melbourne Vic 3000



1 1

Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$490,000 - $520,000
Median Unit Price
Year ending March 2022: $518,000

Comparable Properties

810/118 Russell St MELBOURNE 3000 (VG)

1 - -

Agent Comments

Price: $592,500
Method: Sale
Date: 24/11/2021
Property Type: Flat/Unit/Apartment (Res)



4/27 Flinders La MELBOURNE 3000 (VG)

1 - -

Agent Comments

Price: $510,000
Method: Sale
Date: 18/11/2021
Property Type: Flat/Unit/Apartment (Res)

403/1 Manchester La MELBOURNE 3000 (VG)

1 - -

Agent Comments

Price: $485,000
Method: Sale
Date: 20/11/2021
Property Type: Flat/Unit/Apartment (Res)

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

REIV THE DIFFERENCE | propertydata.com.au

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