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	204/639 Little Bourke Street, Melbourne Vic 3000

Indicative selling price

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

Range between $420,000 & $450,000

Median sale price

Median price $525,000 Property Type Unit Suburb Melbourne

Period - From 01/01/2022 to 31/12/2022 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.

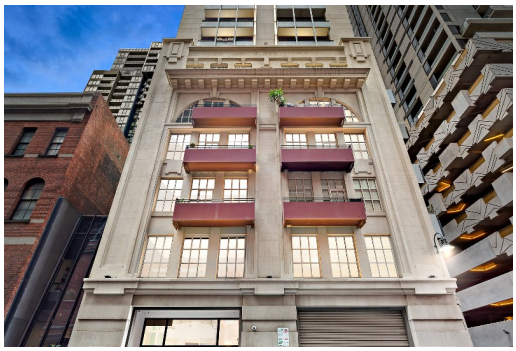
	Address of comparable property	Price	Date of sale
1	36/562 Little Bourke St MELBOURNE 3000	$485,500	06/09/2022
2	25/24 Little Bourke St MELBOURNE 3000	$460,000	30/11/2022
3	504/268 Flinders St MELBOURNE 3000	$450,000	10/12/2022

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: 01/02/2023 14:23

204/639 Little Bourke Street, Melbourne Vic 3000



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Property Type: Apartment

Agent Comments

Indicative Selling Price
$420,000 - $450,000
Median Unit Price
Year ending December 2022: $525,000

Comparable Properties



36/562 Little Bourke St MELBOURNE 3000 (REI/VG)

1 1 -

Price: $485,500
Method: Private Sale
Date: 06/09/2022
Property Type: Apartment

Agent Comments



25/24 Little Bourke St MELBOURNE 3000 (REI)

1 1 -

Price: $460,000
Method: Private Sale
Date: 30/11/2022
Property Type: Apartment

Agent Comments



504/268 Flinders St MELBOURNE 3000 (REI/VG)

2 1 -

Price: $450,000
Method: Auction Sale
Date: 10/12/2022
Property Type: Apartment

Agent Comments

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

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