## 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

18/562-566 Little Bourke Street, Melbourne Vic 3000

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ting |        |           |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|-----------|
| Range betweer   | n \$550,000       |      | &            |       | \$605,000 |      |        |           |
| Median sale pi  | rice              |      |              |       |           |      |        |           |
| Median price    | \$500,000         | Pro  | operty Type  | Unit  |           |      | Suburb | Melbourne |
| Period - From   | 01/04/2024        | to   | 30/06/2024   |       | So        | urce | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ad | dress of comparable property             | Price     | Date of sale |
|----|--|-----------|--------------|
| 1  | 52/24 Little Bourke St MELBOURNE 3000    | \$580,000 | 15/06/2024   |
| 2  | 52/24-38 Little Bourke St MELBOURNE 3000 | \$580,000 | 14/06/2024   |
| 3  |  |           |              |

OR

**B**<sup>\*</sup> 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:

24/09/2024 09:38





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**Property Type:** Apartment Agent Comments

Indicative Selling Price \$550,000 - \$605,000 Median Unit Price June quarter 2024: \$500,000

# **Comparable Properties**

52/24 Little Bourke St MELBOURNE 3000 (VG) Agent Comments



Price: \$580,000 Method: Sale Date: 15/06/2024 Property Type: Flat/Unit/Apartment (Res)



52/24-38 Little Bourke St MELBOURNE 3000 (REI)

Agent Comments



Price: \$580,000 Method: Private Sale Date: 14/06/2024 Property Type: Unit

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.

#### Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951

propertydata



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