

# 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 406/639 Little Bourke Street, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$538,000

### Median sale price

Median price \$580,000

Property Type Unit

Suburb Melbourne

Period - From 01/01/2022

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	1808/45 Clarke St SOUTHBANK 3006	\$524,000	29/03/2022
2	2501/250 City Rd SOUTHBANK 3006	\$510,000	24/12/2021
3	1210/462 Elizabeth St MELBOURNE 3000	\$500,800	01/12/2021

**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:

18/05/2022 14:36



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**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$538,000  
**Median Unit Price**  
 March quarter 2022: \$580,000

## Comparable Properties

1808/45 Clarke St SOUTHBANK 3006 (REI)

Agent Comments

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**Price:** \$524,000  
**Method:** Private Sale  
**Date:** 29/03/2022  
**Property Type:** Apartment



2501/250 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments

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**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 24/12/2021  
**Property Type:** Apartment



1210/462 Elizabeth St MELBOURNE 3000 (REI/VG)

Agent Comments

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**Price:** \$500,800  
**Method:** Private Sale  
**Date:** 01/12/2021  
**Property Type:** Apartment

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