

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

904/639 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

\$399,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2020

to

30 Jun 2021

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

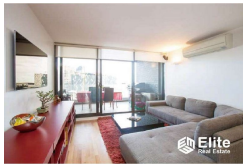
Date of sale

1209/200 Spencer Street Melbourne VIC 3000	\$397,500	15-Apr-21
3/623 Little Bourke Street Melbourne VIC 3000	\$385,000	23-Mar-21
2206/601 Little Lonsdale Street Melbourne VIC 3000	\$385,000	16-Jun-21

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: 01 July 2021



**1209/200 Spencer Street
Melbourne VIC 3000**

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Sold Price ^{RS} **\$397,500** Sold Date **15-Apr-21**

Distance **0.03km**



**3/623 Little Bourke Street
Melbourne VIC 3000**

1 1 1

Sold Price **\$385,000** Sold Date **23-Mar-21**

Distance **0.04km**



**2206/601 Little Lonsdale Street
Melbourne VIC 3000**

1 1 -

Sold Price ^{RS} **\$385,000**^{UN} Sold Date **16-Jun-21**

Distance **0.26km**

RS = Recent sale **UN** = Undisclosed Sale

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