

## 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

413/471 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) (\*Delete single price or range as applicable)

Single Price

\$319,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

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

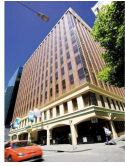
Date of sale

471 LITTLE BOURKE STREET MELBOURNE VIC 3000	\$310,000	10-Nov-23
2812/288 SPENCER STREET MELBOURNE VIC 3000	\$325,000	27-Mar-24
GROUND FLOOR/100 EXHIBITION STREET MELBOURNE VIC 3000	\$300,000	25-Feb-24

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: 16 April 2024

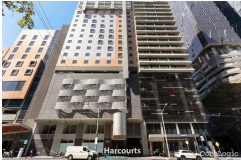


**471 LITTLE BOURKE STREET  
 MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$310,000** Sold Date **10-Nov-23**

Distance **0km**



**2812/288 SPENCER STREET  
 MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$325,000** Sold Date **27-Mar-24**

Distance **0.63km**



**GROUND FLOOR/100 EXHIBITION  
 STREET MELBOURNE VIC 3000**

 1  1  1

Sold Price **\$300,000** Sold Date **25-Feb-24**

Distance **1.1km**

RS = Recent sale      UN = Undisclosed Sale

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