

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

606/639 Little Bourke Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$329,500

Median sale price

Median price

\$465,500

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2022

to

30/09/2023

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	311/155 Bourke St MELBOURNE 3000	\$330,000	10/11/2023
2	512/115 Swanston St MELBOURNE 3000	\$330,000	01/11/2023
3			

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:

20/11/2023 12:05

Marcus Peters
03 9534 8014
0418 337 051

marcuspeters@whiting.com.au

Indicative Selling Price

\$329,500

Median Unit Price

Year ending September 2023: \$465,500



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



311/155 Bourke St MELBOURNE 3000 (REI)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 10/11/2023

Property Type: Apartment



512/115 Swanston St MELBOURNE 3000 (REI)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 01/11/2023

Property Type: Apartment

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 - Whiting & Co Professionals St Kilda | P: 03 95348014