

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 814/471 Little Bourke Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$365,000

Median sale price

Median price \$488,800

Property Type Unit

Suburb Melbourne

Period - From 01/04/2023

to 31/03/2024

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	513/471 Little Bourke St MELBOURNE 3000	\$310,000	10/11/2023
2			
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:

03/05/2024 12:36

814/471 Little Bourke Street, Melbourne Vic 3000



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$365,000

Median Unit Price
Year ending March 2024: \$488,800

Comparable Properties

513/471 Little Bourke St MELBOURNE 3000 (REI)

Agent Comments



Price: \$310,000

Method:

Date: 10/11/2023

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 - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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