

Statement of Information

Single residential property located in the Melbourne metropolitan area

M I C M

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 210/639 Little Bourke Street, MELBOURNE, 3000

Indicative selling price

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

Single price \$385,000.00 or range between &

Median sale price

Median price \$400,000.00 Property type Unit/Apartment Suburb MELBOURNE
Period - May 2024 to Apr 2025 Source Corelogic
From

Comparable property sales

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
1709/618 LONSDALE STREET MELBOURNE VIC 3000	\$355,000.00	25/03/2025
2616/220 SPENCER STREET MELBOURNE VIC 3000	\$361,000.00	18/03/2025
304/25 WILLS STREET MELBOURNE VIC 3000	\$360,001.00	20/11/2024

This Statement of Information was prepared on: Tuesday 06th May 2025