

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

1004/471 Little Bourke Street, Melbourne Vic 3000

Indicative selling price

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

Single price \$298,500

Median sale price

Median price \$525,000

House

Unit

X

Suburb

Melbourne

Period - From 01/07/2018

to 30/09/2018

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	209/1 Marmion PI DOCKLANDS 3008	\$292,500	07/09/2018
2	408/220 Spencer St MELBOURNE 3000	\$289,000	12/09/2018
3	901/570 Swanston St CARLTON 3053	\$280,000	04/10/2018

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.



Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$298,500
Median Unit Price
September quarter 2018: \$525,000

Comparable Properties



209/1 Marmion PI DOCKLANDS 3008 (REI)

Agent Comments



Price: \$292,500
Method: Private Sale
Date: 07/09/2018
Rooms: -
Property Type: Apartment



408/220 Spencer St MELBOURNE 3000 (REI)

Agent Comments



Price: \$289,000
Method: Private Sale
Date: 12/09/2018
Rooms: 2
Property Type: Apartment
Land Size: 45 sqm approx



901/570 Swanston St CARLTON 3053 (REI)

Agent Comments



Price: \$280,000
Method: Private Sale
Date: 04/10/2018
Rooms: -
Property Type: Apartment