

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

1503/139 Bourke Street Melbourne VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2020

to

30 Sep 2021

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

510/225 Elizabeth Street Melbourne VIC 3000	\$360,000	26-Jun-21
4603/442-450 Elizabeth Street Melbourne VIC 3000	\$365,000	05-Aug-21
4603/462 Elizabeth Street Melbourne VIC 3000	\$363,500	06-May-21

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.

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510/225 Elizabeth Street Melbourne VIC 3000

Sold Price **\$360,000** Sold Date **26-Jun-21**

1 1 -

Distance **0.6km**

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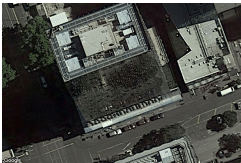
4603/442-450 Elizabeth Street Melbourne VIC 3000

Sold Price **\$365,000** Sold Date **05-Aug-21**

1 1 -

Distance **0.89km**

NPV



4603/462 Elizabeth Street Melbourne VIC 3000

Sold Price **\$363,500** Sold Date **06-May-21**

1 1 -

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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