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

1402/668 Bourke Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$770,000		&		\$810,000					
Median sale p	rice									
Median price	\$555,000	Pro	operty Type	Unit			Suburb	Melbourne		
Period - From	01/10/2020	to	31/12/2020		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	12/50 Bourke St MELBOURNE 3000	\$850,000	20/12/2020
2	2202/668 Bourke St MELBOURNE 3000	\$810,000	20/11/2020
3	146/33 La Trobe St MELBOURNE 3000	\$785,000	13/03/2021

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:

17/03/2021 16:36



petermarkovic





Property Type: Agent Comments

Indicative Selling Price \$770,000 - \$810,000 **Median Unit Price** December quarter 2020: \$555,000

Comparable Properties



12/50 Bourke St MELBOURNE 3000 (REI)



Price: \$850,000 Method: Private Sale Date: 20/12/2020

Agent Comments



Property Type: Apartment

2202/668 Bourke St MELBOURNE 3000 (REI) Agent Comments



Price: \$810,000 Method: Private Sale Date: 20/11/2020 Property Type: Apartment

146/33 La Trobe St MELBOURNE 3000 (REI) Agent Comments Ò 1



Price: \$785,000 Method: Auction Sale Date: 13/03/2021 Property Type: Apartment

Account - Peter Markovic | P: (03) 9419 5555 | F: (03) 9419 8017





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.