

## 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

507/399 Bourke Street Melbourne VIC 3000

### Indicative selling price

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

Single Price

\$279,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2021

to

31 Dec 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

508/399 Bourke Street Melbourne VIC 3000	\$288,000	27-Oct-21
509/399 Bourke Street Melbourne VIC 3000	\$325,000	02-Nov-21
412/399 Bourke Street Melbourne VIC 3000	\$250,000	20-Nov-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.~~

This Statement of Information was prepared on: 18 January 2022



**508/399 Bourke Street Melbourne  
VIC 3000**

Sold Price

**\$288,000**

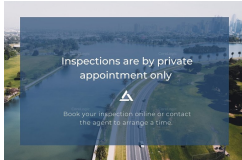
Sold Date

**27-Oct-21**

 1  1  -

Distance

-



**509/399 Bourke Street Melbourne  
VIC 3000**

Sold Price

**\$325,000**

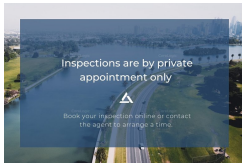
Sold Date

**02-Nov-21**

 1  1  -

Distance

-



**412/399 Bourke Street Melbourne  
VIC 3000**

Sold Price

**\$250,000**

Sold Date

**20-Nov-21**

 1  1  -

Distance

-

**RS** = Recent sale

**UN** = Undisclosed Sale

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