# 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

403/155 Bourke Street, Melbourne Vic 3000

## Indicative selling price

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	101 1113	price 300	consumer.vie.gov.	au/unaciquoting

Single price \$398,000

#### Median sale price

Median price	\$485,000	Pro	perty Type Unit	:	Suburb	Melbourne
Period - From	01/04/2023	to	30/06/2023	Sourc	e 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.

Ado	dress of comparable property	Price	Date of sale
1	601/233 Collins St MELBOURNE 3000	\$385,000	10/05/2023
2	508/22 Coromandel PI MELBOURNE 3000	\$380,000	09/03/2023
3	502/139 Bourke St MELBOURNE 3000	\$380,000	07/03/2023

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:

11/08/2023 17:30



# **Dingle Partners**





Rooms: 3 Property Type: Apartment Agent Comments Indicative Selling Price \$398,000 Median Unit Price June quarter 2023: \$485,000

# **Comparable Properties**



601/233 Collins St MELBOURNE 3000 (REI/VG) Agent Comments



Price: \$385,000 Method: Private Sale Date: 10/05/2023 Property Type: Apartment



508/22 Coromandel PI MELBOURNE 3000 (REI/VG)



Price: \$380,000 Method: Private Sale Date: 09/03/2023 Rooms: 4 Property Type: Apartment



502/139 Bourke St MELBOURNE 3000 (REI/VG) Agent Comments

Agent Comments



Price: \$380,000 Method: Private Sale Date: 07/03/2023 Property Type: Apartment

#### Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



propertydata

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