

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

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

Single price

\$398,000

Median sale price

Median price

\$485,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/04/2023

to

30/06/2023

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	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



2
 1

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**

2
 1
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Price: \$385,000
Method: Private Sale
Date: 10/05/2023
Property Type: Apartment



508/22 Coromandel PI MELBOURNE 3000 (REI/VG) **Agent Comments**

2
 1
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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**

2
 1
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Price: \$380,000
Method: Private Sale
Date: 07/03/2023
Property Type: Apartment

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