

## 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

401/139 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

or range  
between

\$410,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2023

to

31 Jan 2024

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

1201/139 BOURKE STREET MELBOURNE VIC 3000	\$455,000	15-Feb-24
102/139 BOURKE STREET MELBOURNE VIC 3000	\$400,000	29-Nov-23
403/155 BOURKE STREET MELBOURNE VIC 3000	\$390,000	17-Aug-23

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: 28 February 2024



**1201/139 BOURKE STREET  
 MELBOURNE VIC 3000**

Sold Price <sup>RS</sup> **\$455,000** Sold Date **15-Feb-24**

2 1 -

Distance **0km**



**102/139 BOURKE STREET  
 MELBOURNE VIC 3000**

Sold Price **\$400,000** Sold Date **29-Nov-23**

2 1 -

Distance **0.01km**



**403/155 BOURKE STREET  
 MELBOURNE VIC 3000**

Sold Price **\$390,000** Sold Date **17-Aug-23**

2 1 -

Distance **0.03km**

RS = Recent sale      UN = Undisclosed Sale

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