

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

202/155 BOURKE STREET MELBOURNE VIC 3000

Indicative selling price

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

Single Price

\$319,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2022

to

28 Feb 2023

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

316/233-239 COLLINS STREET MELBOURNE VIC 3000	\$327,000	26-Jan-23
704/260 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$316,800	03-Aug-22
1109/318 LITTLE LONSDALE STREET MELBOURNE VIC 3000	\$330,000	27-Sep-22

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: 27 March 2023



**316/233-239 COLLINS STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$327,000** Sold Date **26-Jan-23**

Distance **0.43km**



**704/260 LITTLE COLLINS STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$316,800** Sold Date **03-Aug-22**

Distance **0.32km**



**1109/318 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$330,000** Sold Date **27-Sep-22**

Distance **0.77km**

RS = Recent sale **UN** = Undisclosed Sale

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