

# 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 408/155 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)

Range between \$360,000 & \$380,000

### Median sale price

Median price \$542,450 Property Type Unit Suburb Melbourne

Period - From 03/05/2023 to 02/05/2024 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	4/90 Bourke St MELBOURNE 3000	\$415,000	12/12/2023
2	113/108 Flinders St MELBOURNE 3000	\$395,000	17/11/2023
3	36/187 Collins St MELBOURNE 3000	\$352,000	18/01/2024

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: 03/05/2024 09:14



**Property Type:** Apartment/Unit

**Land Size:** 55 sqm approx

Agent Comments

**Indicative Selling Price**

\$360,000 - \$380,000

**Median Unit Price**

03/05/2023 - 02/05/2024: \$542,450

## Comparable Properties



**4/90 Bourke St MELBOURNE 3000 (REI)**

Agent Comments



**Price:** \$415,000

**Method:** Private Sale

**Date:** 12/12/2023

**Property Type:** Apartment



**113/108 Flinders St MELBOURNE 3000 (REI/VG)**

Agent Comments



**Price:** \$395,000

**Method:** Private Sale

**Date:** 17/11/2023

**Property Type:** Apartment



**36/187 Collins St MELBOURNE 3000 (REI)**

Agent Comments



**Price:** \$352,000

**Method:** Private Sale

**Date:** 18/01/2024

**Property Type:** Apartment

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