

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

102/139 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

or range
between

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2022

to

31 Jul 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

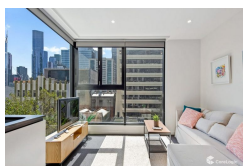
Date of sale

501/139 BOURKE STREET MELBOURNE VIC 3000	\$430,000	29-Apr-22
805/139 BOURKE STREET MELBOURNE VIC 3000	\$410,000	03-Jun-23
2006/7 KATHERINE PLACE MELBOURNE VIC 3000	\$415,000	15-Apr-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: 09 August 2023

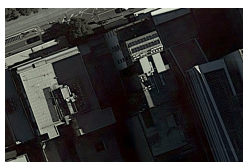


**501/139 BOURKE STREET
 MELBOURNE VIC 3000**

2 1 -

Sold Price **\$430,000** Sold Date **29-Apr-22**

Distance **0km**

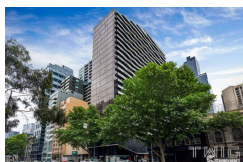


**805/139 BOURKE STREET
 MELBOURNE VIC 3000**

2 1 1

Sold Price **\$410,000** Sold Date **03-Jun-23**

Distance **0km**



**2006/7 KATHERINE PLACE
 MELBOURNE VIC 3000**

2 1 -

Sold Price **\$415,000** Sold Date **15-Apr-23**

Distance **1.39km**

RS = Recent sale UN = Undisclosed Sale

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