

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

105/139 Bourke Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$440,000

 &

\$460,000

Median sale price

Median price

\$500,000

 Property Type

Unit

 Suburb

Melbourne

Period - From

01/04/2024

 to

30/06/2024

 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	1201/139 Bourke St MELBOURNE 3000	\$455,000	12/02/2024
2	401/139 Bourke St MELBOURNE 3000	\$430,000	17/04/2024
3	401/139 Bourke St MELBOURNE 3000	\$425,000	16/04/2024

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:

18/07/2024 13:40



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$440,000 - \$460,000
Median Unit Price
June quarter 2024: \$500,000

Comparable Properties



1201/139 Bourke St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$455,000
Method: Private Sale
Date: 12/02/2024
Property Type: Unit



401/139 Bourke St MELBOURNE 3000 (REI)

Agent Comments



Price: \$430,000
Method: Private Sale
Date: 17/04/2024
Property Type: Apartment



401/139 Bourke St MELBOURNE 3000 (VG)

Agent Comments



Price: \$425,000
Method: Sale
Date: 16/04/2024
Property Type: Flat/Unit/Apartment (Res)