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	404/139 Bourke Street, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$350,000	&	\$370,000

Median sale price

Median price	\$480,000	Hou	se	Unit	Х	Suburb	Melbourne
Period - From	01/10/2018	to	31/12/2018		Source	REIV	

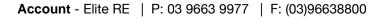
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	1101/36 La Trobe St MELBOURNE 3000	\$385,000	07/02/2019
2	1508/250 Elizabeth St MELBOURNE 3000	\$369,000	19/01/2019
3	2604/31 Abeckett St MELBOURNE 3000	\$366,222	05/02/2019

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.







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Rooms: Property Type:

Flat/Unit/Apartment (Res) **Land Size:** 47 sqm approx
Agent Comments

Indicative Selling Price \$350,000 - \$370,000 Median Unit Price December quarter 2018: \$480,000

Comparable Properties

1101/36 La Trobe St MELBOURNE 3000 (VG)

1

-



Price: \$385,000 Method: Sale Date: 07/02/2019

Rooms: -

Property Type: Strata Unit/Flat

1508/250 Elizabeth St MELBOURNE 3000 (VG) Agent Comments

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Price: \$369,000 Method: Sale Date: 19/01/2019

Rooms: -

Property Type: Strata Unit/Flat

2604/31 Abeckett St MELBOURNE 3000 (REI)

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Agent Comments

Agent Comments

Price: \$366,222 **Method:** Private Sale **Date:** 05/02/2019

Rooms: -

Property Type: Apartment

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800





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