

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

103/668 Bourke Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$340,000

&

\$370,000

Median sale price

Median price

\$485,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/04/2023

to

30/06/2023

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	3904/639 Lonsdale St MELBOURNE 3000	\$356,000	03/08/2023
2	1916/220 Spencer St MELBOURNE 3000	\$352,000	25/02/2023
3	2412/220 Spencer St MELBOURNE 3000	\$350,000	28/02/2023

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:

18/08/2023 16:14



1
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Rooms: 2
Property Type: Apartment
 Agent Comments

Indicative Selling Price
 \$340,000 - \$370,000
Median Unit Price
 June quarter 2023: \$485,000

Comparable Properties



3904/639 Lonsdale St MELBOURNE 3000 (REI) Agent Comments

1
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Price: \$356,000
Method: Private Sale
Date: 03/08/2023
Property Type: Apartment



1916/220 Spencer St MELBOURNE 3000 (REI/VG)

Agent Comments

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 1
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Price: \$352,000
Method: Private Sale
Date: 25/02/2023
Rooms: 2
Property Type: Apartment



2412/220 Spencer St MELBOURNE 3000 (REI/VG)

Agent Comments

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Price: \$350,000
Method: Private Sale
Date: 28/02/2023
Rooms: 3
Property Type: Apartment