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	401/139 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	$410,000	&	$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$410,000	Property type	Unit	Suburb	Melbourne
Period-from	01 Feb 2023	to	31 Jan 2024	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.

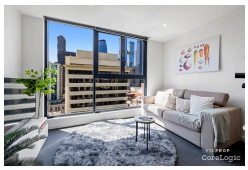
Address of comparable property	Price	Date of sale
1201/139 BOURKE STREET MELBOURNE VIC 3000	$455,000	15-Feb-24
102/139 BOURKE STREET MELBOURNE VIC 3000	$400,000	29-Nov-23
403/155 BOURKE STREET MELBOURNE VIC 3000	$390,000	17-Aug-23

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: 28 February 2024

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1201/139 BOURKE STREET MELBOURNE VIC 3000

2 1 -

Sold Price RS **$455,000** Sold Date **15-Feb-24**

Distance **0km**



102/139 BOURKE STREET MELBOURNE VIC 3000

2 1 -

Sold Price **$400,000** Sold Date **29-Nov-23**

Distance **0.01km**



403/155 BOURKE STREET MELBOURNE VIC 3000

2 1 -

Sold Price **$390,000** Sold Date **17-Aug-23**

Distance **0.03km**

RS = Recent sale **UN** = Undisclosed Sale

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