



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 1107/668 Bourke Street, MELBOURNE, 3000

Indicative selling price

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

Single price or range between \$460,000.00 & \$485,000.00

Median sale price

Median price \$478,564.00 Property type Unit/Apartment Suburb MELBOURNE

Period - From Jan 2023 to Dec 2023 Source REIV

Comparable property sales

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
2008E/888 Collins St DOCKLANDS 3008	\$461,000.00	7/12/2023
11/668 Bourke St MELBOURNE 3000	\$460,000.00	27/10/2023
303/388 Queensberry St NORTH MELBOURNE 3051	\$460,000.00	29/01/2024

This Statement of Information was prepared on: Tuesday 27th February 2024