# 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

607/668 Bourke Street, Melbourne Vic 3000

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$440,000		&		\$480,000					
Median sale p	rice									
Median price	\$450,000	Pro	operty Type	Unit			Suburb	Melbourne		
Period - From	01/07/2023	to	30/09/2023		So	urce	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	3004/180 City Rd SOUTHBANK 3006	\$465,888	18/10/2023
2	11/668 Bourke St MELBOURNE 3000	\$460,000	27/10/2023
3	810/668 Bourke St MELBOURNE 3000	\$445,750	17/09/2023

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:

19/12/2023 13:35









Property Type: Apartment Agent Comments

**Indicative Selling Price** \$440,000 - \$480,000 **Median Unit Price** September quarter 2023: \$450,000

# **Comparable Properties**



**•** 1 **D** 1 Price: \$465,888 Method: Expression of Interest Date: 18/10/2023

3004/180 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments

Property is located in Southbank



11/668 Bourke St MELBOURNE 3000 (REI)

Agent Comments



Property Type: Apartment



Price: \$460,000 Method: Private Sale Date: 27/10/2023 Property Type: Apartment



810/668 Bourke St MELBOURNE 3000 (REI/VG) Agent Comments



Price: \$445.750 Method: Private Sale Date: 17/09/2023 Property Type: Apartment

#### Account - MICM Real Estate | P: 03 9697 8888 | F: 03 9697 8822





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