

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$440,000 & \$480,000

### Median sale price

Median price \$450,000 Property Type Unit Suburb Melbourne

Period - From 01/07/2023 to 30/09/2023 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	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



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**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$440,000 - \$480,000

**Median Unit Price**

September quarter 2023: \$450,000

## Comparable Properties



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

**Agent Comments**

1 1 1

Property is located in Southbank

**Price:** \$465,888

**Method:** Expression of Interest

**Date:** 18/10/2023

**Property Type:** Apartment



**11/668 Bourke St MELBOURNE 3000 (REI)**

**Agent Comments**

1 1 1

**Price:** \$460,000

**Method:** Private Sale

**Date:** 27/10/2023

**Property Type:** Apartment



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

1 1 1

**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