



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

610/399 Bourke Street, Melbourne, 3000

Indicative selling price

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

Single price

or range between

\$588,000.00

&

\$638,000.00

Median sale price

Median price

\$490,000.00

Property type

Unit/Apartment

Suburb

MELBOURNE

Period - From

Jan 2024

to

Mar 2024

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

206/57 Spencer St DOCKLANDS 3008	\$638,000.00	21/02/2024
1115/83 Queens Bridge St SOUTHBANK 3006	\$620,000.00	5/03/2024
19/121 Rathdowne St CARLTON 3053	\$610,000.00	8/12/2023

This Statement of Information was prepared on: Tuesday 16th April 2024