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	1708/668 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	$620,000	&	$650,000

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
1408/668 BOURKE STREET MELBOURNE VIC 3000	$625,000	24-Oct-23
3310/200 SPENCER STREET MELBOURNE VIC 3000	$640,000	31-Jan-24
3107/200 SPENCER STREET MELBOURNE VIC 3000	$616,500	07-Sep-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.~~

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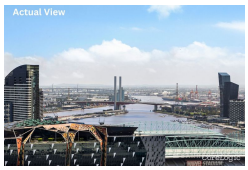


1408/668 BOURKE STREET MELBOURNE VIC 3000

2 1 1

Sold Price RS $625,000 Sold Date 24-Oct-23

Distance 0km



3310/200 SPENCER STREET MELBOURNE VIC 3000

2 1 1

Sold Price RS $640,000 UN Sold Date 31-Jan-24

Distance 0.06km



3107/200 SPENCER STREET MELBOURNE VIC 3000

2 2 1

Sold Price $616,500 Sold Date 07-Sep-23

Distance 0.06km

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

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