

## Statement of Information

# Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for Sale

Address Including suburb and postcode

704/139 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)

Single price \$ 389,000

or range between

&

### Median sale price

Median price \$370,000

\*House

\*unit x

Suburb  
or locality

Melbourne VIC 3000

Period - From

2018 Q2

to

2019 Q1

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/18 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. 54/30 Russell Street, Melbourne	\$370,000	07 Jun 2019
2. 701/318 Little Lonsdale Street, Melbourne	\$330,000	07 Jun 2019
3. 413/67 Spencer Street, Melbourne	\$466,000	25 May 2019

OR

**B\*** **Either** 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\*.

**Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months\*.