

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

1206/555 Flinders Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$335,000

Median sale price

Median price

\$530,000

House

Unit

X

Suburb

Melbourne

Period - From

01/10/2017

to

30/09/2018

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	609/8 McCrae St DOCKLANDS 3008	\$333,000	25/07/2018
2	1007/601 Little Collins St MELBOURNE 3000	\$330,000	21/09/2018
3	1203/555 Flinders St MELBOURNE 3000	\$320,000	17/09/2018

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.

1206/555 Flinders Street, Melbourne Vic 3000



1 bed 1 bath 1 car

Rooms:
Property Type: Apartment

Agent Comments

Internal size: 52m2 approx. External size: 14m2 approx.

Indicative Selling Price

\$335,000

Median Unit Price

Year ending September 2018: \$530,000

Comparable Properties



609/8 McCrae St DOCKLANDS 3008 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$333,000

Method: Private Sale

Date: 25/07/2018

Rooms: -

Property Type: Apartment



1007/601 Little Collins St MELBOURNE 3000 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$330,000

Method: Private Sale

Date: 21/09/2018

Rooms: 2

Property Type: Apartment



1203/555 Flinders St MELBOURNE 3000 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$320,000

Method: Private Sale

Date: 17/09/2018

Rooms: 2

Property Type: Apartment