# 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	Hou	ISE	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.

Ade	dress 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.

#### Account - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms:Property Type: ApartmentYear endAgent CommentsInternal 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



Price: \$333,000 Method: Private Sale Date: 25/07/2018 Rooms: -Property Type: Apartment



1007/601 Little Collins St MELBOURNE 3000 Agent Comments (REI)



Price: \$330,000 Method: Private Sale Date: 21/09/2018 Rooms: 2 Property Type: Apartment



1203/555 Flinders St MELBOURNE 3000 (REI) Agent Comments



Price: \$320,000 Method: Private Sale Date: 17/09/2018 Rooms: 2 Property Type: Apartment

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