

# 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 10 St Anns Road, Flinders VIC 3929

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,050,000

### Median sale price

Median price \$1,630,000

Property type House

Suburb Flinders

Period - From 01/08/19

to

31/07/20

Source RP Data

### Comparable property sales

Address of comparable property		Price	Date of sale
1	14 St Anns Road, Flinders VIC 3929	\$2,015,000	22/07/2020
2		\$	
3		\$	

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.

This Statement of Information was prepared on: 07/12/2020