

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 305 108 Flinders Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$470,000 & \$485,000

Median sale price*

Median price \$477,000 House Unit X Suburb Melbourne

Period - From 19/12/2017 to 29/05/2018 Source PropertyData

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	2301/22 Jane Bell La MELBOURNE 3000	\$480,000	06/03/2018
2	2304/36 La Trobe St MELBOURNE 3000	\$477,340	21/02/2018
3	1409/601 Little Lonsdale St MELBOURNE 3000	\$470,000	19/12/2017

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.

305 108 Flinders Street, Melbourne Vic 3000



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$470,000 - \$485,000
Median Unit Price *
19/12/2017 - 29/05/2018: \$477,000
* Agent calculated median

Comparable Properties

2301/22 Jane Bell La MELBOURNE 3000 (VG) Agent Comments



Price: \$480,000
Method: Sale
Date: 06/03/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

2304/36 La Trobe St MELBOURNE 3000 (VG) Agent Comments



Price: \$477,340
Method: Sale
Date: 21/02/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



1409/601 Little Lonsdale St MELBOURNE 3000 (REI/VG) Agent Comments



Price: \$470,000
Method: Private Sale
Date: 19/12/2017
Rooms: 2
Property Type: Apartment
Land Size: 55 sqm approx