

## 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 2 Hall Street, Flinders VIC 3929

### Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

### Median sale price

Median price \$2,620,000 Property type House Suburb Flinders VIC 3929

Period - From 01/08/2020 to 31/07/2021 Source CoreLogic

### Comparable property sales

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
108 Wood Street, Flinders VIC 3929	\$1,150,000	31/05/2021
25 Young Street, Flinders VIC 3929	\$1,280,000	11/07/2021
18C Barker Street, Flinders VIC 3929	\$1,820,000	29/05/2021

This Statement of Information was prepared on: 19/10/2021