

# 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

803/108 Flinders St, Melbourne

### Indicative selling price

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

Single price

\$\* 698,000

or range between

\$\*

&

\$

### Median sale price

Median price

\$ 580,000

Property type

Unit

Suburb

Melbourne

Period - From

2021Q1

to

2021Q4

Source

REIV

### Comparable property sales

**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	1602/265 Exhibition St, Melbourne	\$ 720,000	05/03/2022
2	609/68 La Trobe St, Melbourne	\$ 735,000	18/02/2022
3	1504/1 William St, Melbourne	\$ 749,889	15/11/2021

~~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.~~

This Statement of Information was prepared on:

07/04/2022