

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

307/108 FLINDERS STREET MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$380,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 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

113/108 FLINDERS STREET MELBOURNE VIC 3000	\$395,000	17-Nov-23
408/108 FLINDERS STREET MELBOURNE VIC 3000	\$380,000	05-Aug-22
509/108 FLINDERS STREET MELBOURNE VIC 3000	\$445,000	29-Sep-23

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 6 months.

This Statement of Information was prepared on: 17 January 2024



**113/108 FLINDERS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price ^{RS} **\$395,000** Sold Date **17-Nov-23**

Distance **0.02km**



**408/108 FLINDERS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$380,000** Sold Date **05-Aug-22**

Distance **0km**



**509/108 FLINDERS STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$445,000** Sold Date **29-Sep-23**

Distance **0km**

RS = Recent sale **UN** = Undisclosed Sale

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