

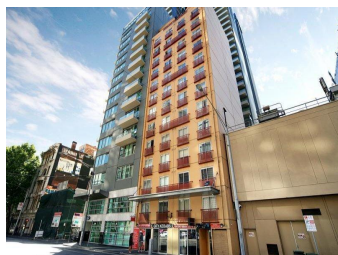
STATEMENT OF INFORMATION

97/546 FLINDERS STREET, MELBOURNE, VIC 3004

PREPARED BY TROY CROUCH, PHONE: 0488017646

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



97/546 FLINDERS STREET, MELBOURNE,  1  1  1

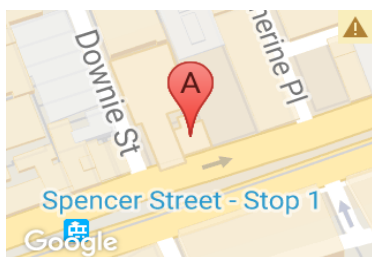
Indicative Selling Price

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

Single Price: **\$160,000**

Provided by: Troy Crouch, The Trustee for Pavilion Property Group Pty Ltd

MEDIAN SALE PRICE



MELBOURNE, VIC, 3004

Suburb Median Sale Price (Unit)

\$491,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



43/546 FLINDERS ST, MELBOURNE, VIC 3004  1  1  -

Sale Price

\$155,000

Sale Date: 23/08/2017

Distance from Property: 0m



42/546 FLINDERS ST, MELBOURNE, VIC 3004  1  1  1

Sale Price

\$155,000

Sale Date: 21/08/2017

Distance from Property: 0m



25/546 FLINDERS ST, MELBOURNE, VIC 3004  1  1  -

Sale Price

\$168,500

Sale Date: 16/10/2017

Distance from Property: 0m



This report has been compiled on 17/11/2017 by The Trustee for Pavilion Property Group Pty Ltd. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

97/546 FLINDERS STREET, MELBOURNE, VIC 3004

Indicative selling price

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

Single Price:

\$160,000

Median sale price

Median price

\$491,000

House

Unit

X

Suburb

MELBOURNE

Period

01 October 2016 to 30 September 2017

Source



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
43/546 FLINDERS ST, MELBOURNE, VIC 3004	\$155,000	23/08/2017
42/546 FLINDERS ST, MELBOURNE, VIC 3004	\$155,000	21/08/2017
25/546 FLINDERS ST, MELBOURNE, VIC 3004	\$168,500	16/10/2017