

404 258 Flinders Lane, Melbourne Vic 3000



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
March quarter 2018: \$530,000

Comparable Properties

2202/318 Russell St MELBOURNE 3000 (VG) Agent Comments



Price: \$730,000
Method: Sale
Date: 19/03/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



G3/61 Mackenzie St MELBOURNE 3000 (REI) Agent Comments



Price: \$730,000
Method: Auction Sale
Date: 17/02/2018
Rooms: -
Property Type: Apartment

410/408 La Trobe St MELBOURNE 3000 (VG) Agent Comments



Price: \$710,000
Method: Sale
Date: 08/12/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

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 404 258 Flinders Lane, Melbourne Vic 3000

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$530,000 House Unit X Suburb Melbourne

Period - From 01/01/2018 to 31/03/2018 Source REIV

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	2202/318 Russell St MELBOURNE 3000	\$730,000	19/03/2018
2	G3/61 Mackenzie St MELBOURNE 3000	\$730,000	17/02/2018
3	410/408 La Trobe St MELBOURNE 3000	\$710,000	08/12/2017

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.~~