

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

207/108 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

\$385,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2022

to

30 Sep 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

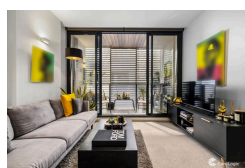
Date of sale

| | | |
|--|-----------|-----------|
| 806/108 FLINDERS STREET MELBOURNE VIC 3000 | \$393,000 | 19-Oct-23 |
| 509/108 FLINDERS STREET MELBOURNE VIC 3000 | \$445,000 | 29-Sep-23 |
| 43/1 EXHIBITION STREET MELBOURNE VIC 3000 | \$503,000 | 23-Aug-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: 30 October 2023



**806/108 FLINDERS STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price ^{RS} **\$393,000** Sold Date **19-Oct-23**

Distance **0km**

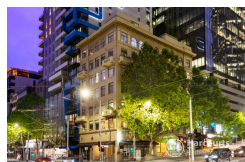


**509/108 FLINDERS STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price ^{RS} **\$445,000** Sold Date **29-Sep-23**

Distance **0km**



**43/1 EXHIBITION STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price ^{RS} **\$503,000** Sold Date **23-Aug-23**

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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