

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

1102/108 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

\$759,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

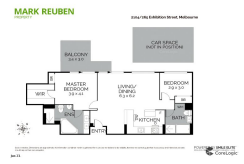











2104/265-273 EXHIBITION STREET MELBOURNE VIC 3000	\$782,500	28-Jun-21
1303/265-273 EXHIBITION STREET MELBOURNE VIC 3000	\$780,000	11-Aug-21
903/325 COLLINS STREET MELBOURNE VIC 3000	\$740,000	17-Jul-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 06 November 2021

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	2104/265-273 EXHIBITION STREET MELBOURNE VIC 3000	Sold Price	\$782,500	Sold Date	28-Jun-21
 2  2  1	Distance 0.73km				
	1303/265-273 EXHIBITION STREET MELBOURNE VIC 3000	Sold Price	\$780,000	Sold Date	11-Aug-21
 2  2  1	Distance 0.73km				
	903/325 COLLINS STREET MELBOURNE VIC 3000	Sold Price	\$740,000	Sold Date	17-Jul-21
 2  2  2	Distance 0.67km				

RS = Recent sale UN = Undisclosed Sale

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