

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

104/551 Flinders Lane, Melbourne Vic 3000

Indicative selling price

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

Single price

\$365,000

Median sale price

Median price

\$501,900

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2021

to

31/12/2021

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	1214/200 Spencer St MELBOURNE 3000	\$400,000	23/09/2021
2	1600/8 Waterview Wlk DOCKLANDS 3008	\$395,000	03/02/2022
3	4509/220 Spencer St MELBOURNE 3000	\$382,500	29/09/2021

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.~~

This Statement of Information was prepared on:

09/03/2022 15:36



 1
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Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$365,000

Median Unit Price
 December quarter 2021: \$501,900

Comparable Properties

1214/200 Spencer St MELBOURNE 3000
 (REI/VG)

Agent Comments

 1
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  1

Price: \$400,000
Method: Private Sale
Date: 23/09/2021
Rooms: 2
Property Type: Apartment



1600/8 Waterview Wlk DOCKLANDS 3008 (REI)

Agent Comments

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Price: \$395,000
Method: Private Sale
Date: 03/02/2022
Property Type: Apartment



4509/220 Spencer St MELBOURNE 3000
 (REI/VG)

Agent Comments

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  1
  1

Price: \$382,500
Method: Private Sale
Date: 29/09/2021
Property Type: Apartment