

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 80 Cook Street, Flinders VIC 3929

Indicative selling price

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

Range between \$2,400,000 & \$2,600,000

Median sale price

Median price \$2,410,000 Property type House Suburb Flinders VIC 3929

Period - From 01/05/2020 to 30/04/2021 Source CoreLogic

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
50 Bass Street, Flinders VIC 3929	\$2,620,000	04/07/2021
9 Norman Street, Flinders VIC 3929	\$2,300,000	10/03/2021
83 Cook Street, Flinders VIC 3929	\$1,825,000	27/02/2021

This Statement of Information was prepared on: 05/07/2021