

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

102/130 Flinders Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$550,000 & \$590,000

Median sale price

Median price \$525,000

Property Type Unit

Suburb Melbourne

Period - From 01/07/2020

to 30/06/2021

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	12/161 Wellington Pde.S EAST MELBOURNE 3002	\$550,000	07/07/2021
2	803/16 Liverpool St MELBOURNE 3000	\$600,000	30/03/2021
3			

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:

30/07/2021 09:07

102/130 Flinders Street, Melbourne Vic 3000



 2  1 

Property Type: Unit
Land Size: 104 sqm approx
Agent Comments

Indicative Selling Price

\$550,000 - \$590,000

Median Unit Price

Year ending June 2021: \$525,000

Comparable Properties



**12/161 Wellington Pde.S EAST MELBOURNE
3002 (REI)**

Agent Comments

 1  1  1

Price: \$550,000

Method: Sold Before Auction

Date: 07/07/2021

Property Type: Apartment



803/16 Liverpool St MELBOURNE 3000 (REI)

Agent Comments

 1  1  1

Price: \$600,000

Method: Private Sale

Date: 30/03/2021

Property Type: Apartment

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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161