

# RT Edgar

## STATEMENT OF INFORMATION

17th December 2018

### Property offered for sale

5/39 Cook Street Flinders VIC 3929

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$725,000

### Median sale price

Median price	\$1,575,775	House	X	Unit	Suburb	Flinders
Period - From	1 October 2017	to	30 September 2018	Source	RP Data	

### Comparable property sales

**B.** RT Edgar Flinders estate agent and Paul Armstrong reasonably believe that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.