

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

52/546 Flinders Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$150,000

&

\$160,000

Median sale price

Median price

\$550,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/10/2019

to

31/12/2019

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 | 506/500 Flinders St MELBOURNE 3000 | \$180,000 | 31/10/2019 |
| 2 | 38/546 Flinders St MELBOURNE 3000 | \$162,000 | 28/12/2019 |
| 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:

28/01/2020 12:44

52/546 Flinders Street, Melbourne Vic 3000



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$150,000 - \$160,000

Median Unit Price

December quarter 2019: \$550,000

Comparable Properties



506/500 Flinders St MELBOURNE 3000 (VG)

Agent Comments

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Price: \$180,000

Method: Sale

Date: 31/10/2019

Property Type: Strata Unit/Flat



38/546 Flinders St MELBOURNE 3000 (REI)

Agent Comments

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Price: \$162,000

Method: Private Sale

Date: 28/12/2019

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 - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.