

## 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 238 Flinders Lane, Melbourne Vic 3000

#### Indicative selling price

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

Range between \$660,000 & \$720,000

#### Median sale price

Median price \$530,000 House Unit X Suburb Melbourne

Period - From 01/01/2018 to 31/03/2018 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	1909/155 Franklin St MELBOURNE 3000	\$720,000	08/02/2018
2	609/68 La Trobe St MELBOURNE 3000	\$680,000	17/03/2018
3	511/238-244 Flinders La MELBOURNE 3000	\$675,000	17/02/2018

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.

238 Flinders Lane, Melbourne Vic 3000



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**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$660,000 - \$720,000  
**Median Unit Price**  
March quarter 2018: \$530,000

## Comparable Properties

**1909/155 Franklin St MELBOURNE 3000 (VG)** [Agent Comments](#)

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**Price:** \$720,000  
**Method:** Sale  
**Date:** 08/02/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



**609/68 La Trobe St MELBOURNE 3000 (VG)** [Agent Comments](#)

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**Price:** \$680,000  
**Method:** Sale  
**Date:** 17/03/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)

**511/238-244 Flinders La MELBOURNE 3000 (REI/VG)** [Agent Comments](#)

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**Price:** \$675,000  
**Method:** Auction Sale  
**Date:** 17/02/2018  
**Rooms:** -  
**Property Type:** Apartment