

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

411/108 Flinders Street Melbourne VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

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 6 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

113/108 Flinders Street Melbourne VIC 3000	\$395,000	05-Jul-18
305/108 Flinders Street Melbourne VIC 3000	\$460,000	05-Jun-18
905/108 Flinders Street Melbourne VIC 3000	\$402,500	20-Oct-18

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 6 months.~~

This Statement of Information was prepared on: 26 November 2019



**113/108 Flinders Street Melbourne
VIC 3000**

Sold Price

\$395,000

Sold Date

05-Jul-18

 1  1  -

Distance

-



**305/108 Flinders Street Melbourne
VIC 3000**

Sold Price

\$460,000

Sold Date

05-Jun-18

 1  1  -

Distance

-



**905/108 Flinders Street Melbourne
VIC 3000**

Sold Price

\$402,500

Sold Date

20-Oct-18

 1  1  1

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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