

# 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 13 Double Creek Road, Flinders VIC 3929

### Indicative selling price

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

Range between \$1,600,000 & \$1,725,000

### Median sale price

Median price \$1,480,500 Property type House Suburb Flinders

Period - From 01/06/19 to 31/05/20 Source RP Data

### Comparable property sales

Address of comparable property	Price	Date of sale
1 11 Hall Street, Flinders VIC 3929	\$1,806,000	27/03/2020
2 98 Wood Street, Flinders VIC 3929	\$2,000,000	28/05/2020
3	\$	

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: 09/09/20