

CAINE

Statement of Information

Single residential property located in Melbourne metropolitan area
Section 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE **14/140 Flinders Street, Melbourne**

INDICATIVE SELLING PRICE

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

Range between: \$450,000 - \$495,000

MEDIAN SALE PRICE

Median price \$458,000 | Apartment | Melbourne (3000)
Period - From July 2017 - June 2018 | Source - REIV

COMPARABLE PROPERTY SALES

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
305/108 FLINDERS STREET	\$460,000	05/06/2018
38/24-38 LITTLE BOURKE STREET	\$495,000	22/03/2018
603/29 MARKET STREET	\$500,000	19/04/2018

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.

Caine Real Estate
120 Jolimont Road, East Melbourne
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