

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

1/27 Flinders Lane, Melbourne Vic 3000

Indicative selling price

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

Range between

\$180,000

&

\$198,000

Median sale price

Median price

\$482,500

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2021

to

30/09/2021

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	301/253 Franklin St MELBOURNE 3000	\$200,000	16/07/2021
2	102/131 Lonsdale St MELBOURNE 3000	\$195,000	25/08/2021
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:

26/10/2021 14:14



1 - -

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$180,000 - \$198,000

Median Unit Price

September quarter 2021: \$482,500

Comparable Properties

301/253 Franklin St MELBOURNE 3000 (VG)

Agent Comments

1 - -

Price: \$200,000

Method: Sale

Date: 16/07/2021

Property Type: Flat/Unit/Apartment (Res)

102/131 Lonsdale St MELBOURNE 3000 (VG)

Agent Comments

1 - -

Price: \$195,000

Method: Sale

Date: 25/08/2021

Property Type: Flat/Unit/Apartment (Res)

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.