## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 512/547 Flinders Lane, Melbourne Vic 3000

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$350,000		&		\$380,000				
Median sale pi	rice								
Median price	\$580,000	Pro	operty Type	Unit			Suburb	Melbourne	
Period - From	01/07/2020	to	30/09/2020		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	1809/45 Clarke St SOUTHBANK 3006	\$385,000	07/08/2020
2	103/99 Abeckett St MELBOURNE 3000	\$365,000	25/09/2020
3	808/7 Katherine PI MELBOURNE 3000	\$360,500	07/08/2020

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:

08/11/2020 09:32







**Property Type:** Agent Comments Indicative Selling Price \$350,000 - \$380,000 Median Unit Price September quarter 2020: \$580,000

# **Comparable Properties**

1809/45 Clarke St SOUTHBANK 3006 (VG)



Price: \$385,000 Method: Sale Date: 07/08/2020

Property Type: Flat/Unit/Apartment (Res)



103/99 Abeckett St MELBOURNE 3000 (VG) Agent Comments

Price: \$365,000 Method: Sale Date: 25/09/2020 Property Type: Flat/Unit/Apartment (Res)

808/7 Katherine PI MELBOURNE 3000 (VG)

Agent Comments

Agent Comments



Price: \$360,500 Method: Sale Date: 07/08/2020 Property Type: Flat/Unit/Apartment (Res)

Account - Hayden Real Estate South Yarra | P: 03 98200244 | F: 03 98201173



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.