

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

105/166 Flinders Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$495,000 & \$540,000

Median sale price

Median price \$527,500 Property Type Unit Suburb Melbourne

Period - From 01/04/2020 to 31/03/2021 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	206/53-63 Spencer St DOCKLANDS 3008	\$515,000	11/03/2021
2	306/565 Flinders St MELBOURNE 3000	\$541,999	06/01/2021
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: 09/06/2021 16:15

James Burne

9520 9020

0434 288 066

jburne@biggin Scott.com.au

Indicative Selling Price

\$495,000 - \$540,000

Median Unit Price

Year ending March 2021: \$527,500



2 1

Property Type: Apartment

Agent Comments

Comparable Properties



206/53-63 Spencer St DOCKLANDS 3008 (REI) Agent Comments

2 1 -

Price: \$515,000

Method: Private Sale

Date: 11/03/2021

Property Type: Apartment

306/565 Flinders St MELBOURNE 3000 (VG) Agent Comments

2 - -

Price: \$541,999

Method: Sale

Date: 06/01/2021

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.