

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

404/166 Flinders Street, Melbourne Vic 3000

Indicative selling price

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

Single price

\$730,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2020

to

30/09/2020

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	504/258 Flinders La MELBOURNE 3000	\$800,000	28/10/2020
2	502/390 Little Collins St MELBOURNE 3000	\$780,000	06/07/2020
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:

04/11/2020 18:51

404/166 Flinders Street, Melbourne Vic 3000



2 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$730,000

Median Unit Price

September quarter 2020: \$580,000

Comparable Properties



504/258 Flinders La MELBOURNE 3000 (REI)

Agent Comments

2 1 -

Price: \$800,000

Method: Auction Sale

Date: 28/10/2020

Property Type: Apartment



502/390 Little Collins St MELBOURNE 3000 (VG)

Agent Comments

2 - -

Price: \$780,000

Method: Sale

Date: 06/07/2020

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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161



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.