

# 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 604/108 Flinders Street, Melbourne VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$\* 698,000.00

or range between \$\*

&

\$

### Median sale price

Median price \$ 575,000.00

Property type unit

Suburb Melbourne

Period - From 2018 Q3

to

2019 Q2

Source REIV

### Comparable property sales

**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 |
|--------------------------------------|---------------|--------------|
| 1 418/108 Flinders Street, Melbourne | \$ 680,000.00 | 31 Jul 2019  |
| 2 804/108 Flinders Street, Melbourne | \$ 675,000.00 | 29 Jun 2019  |
| 3 716/108 Flinders Street, Melbourne | \$ 685,000.00 | 24 May 2019  |

**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: 16/09/2019