

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**34/1 Flagstaff Lane,  
WEST MELBOURNE 3003**

### Indicative selling price

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

**Range \$1,000,000 -  
\$1,100,000**

### Median sale price

Median **Unit** for **WEST MELBOURNE** for period **Jul 2018 - Sep 2018**  
Sourced from **REIV**.

**\$510,000**

### Comparable property sales

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 the most comparable to the property for sale.

**14 University Street,**  
Carlton 3053

**Price \$1,100,000** Sold 25  
May 2018

**1001/133 Russell Street,**  
Melbourne 3000

**Price \$1,075,000** Sold 11  
May 2018

**250 Abbotsford Street,**  
North Melbourne 3051

**Price \$990,000** Sold 03  
September 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

Unit



3 beds



2 baths



1 parking

#### MICM Real Estate

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#### Contact agents



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