

## 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

106/108 FLINDERS STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$380,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

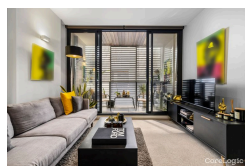
Date of sale

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 806/108 FLINDERS STREET MELBOURNE VIC 3000 | \$393,000 | 05-Oct-23 |
| 113/108 FLINDERS STREET MELBOURNE VIC 3000 | \$395,000 | 17-Nov-23 |
| 207/108 FLINDERS STREET MELBOURNE VIC 3000 | \$385,000 | 20-Dec-23 |

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 6 months.~~

This Statement of Information was prepared on: 03 March 2024



**806/108 FLINDERS STREET  
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$393,000** Sold Date **05-Oct-23**

Distance **0km**

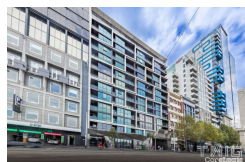


**113/108 FLINDERS STREET  
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$395,000** Sold Date **17-Nov-23**

Distance **0.02km**



**207/108 FLINDERS STREET  
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$385,000** Sold Date **20-Dec-23**

Distance **0.02km**

RS = Recent sale UN = Undisclosed Sale

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