

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 503/565 Flinders Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$300,000 & \$320,000

Median sale price

Median price \$550,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2019 to 31/12/2019 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	301/565 Flinders St MELBOURNE 3000	\$320,000	15/12/2019
2	701/7 Katherine PI MELBOURNE 3000	\$313,000	24/12/2019
3	1301/677 La Trobe St DOCKLANDS 3008	\$300,000	14/10/2019

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: 11/02/2020 12:11



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$300,000 - \$320,000
Median Unit Price
December quarter 2019: \$550,000

Comparable Properties



301/565 Flinders St MELBOURNE 3000 (REI) Agent Comments



Price: \$320,000
Method: Private Sale
Date: 15/12/2019
Rooms: 2
Property Type: Apartment



701/7 Katherine PI MELBOURNE 3000 (REI) Agent Comments



Price: \$313,000
Method: Private Sale
Date: 24/12/2019
Rooms: 3
Property Type: Apartment



1301/677 La Trobe St DOCKLANDS 3008 (REI/VG) Agent Comments



Price: \$300,000
Method: Private Sale
Date: 14/10/2019
Rooms: 3
Property Type: Apartment