



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

307/267 Flinders Lane, Melbourne, VIC 3000

INDICATIVE SELLING PRICE

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

Range Between \$190,000 & \$210,000

MEDIAN SALE PRICE

Median price \$480,000 | House | Melbourne (3000)

Period - From 11 February 2018 to 11 February 2019 | Source - www.propertydata.com.au

COMPARABLE PROPERTY SALES

These are the three properties sold within five kilometres of the property for sale in the last 18 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
306/267 FLINDERS LANE, MELBOURNE VIC 3000	\$190,000	03/06/2017
409/267 FLINDERS LANE, MELBOURNE VIC 3000	\$244,500	19/01/2018
211/267 FLINDERS LANE, MELBOURNE VIC 3000	\$180,000	02/11/2017