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	1025/555 Flinders Street, Melbourne VIC 3000

Indicative selling price

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

~~Single price~~ ~~$*~~ ~~or~~ range between $*710,000.00 & $750,000.00

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
1 406/225 Elizabeth Street, Melbourne	$ 715,000.00	12 Aug 2019
2 418/108 Flinders Street, Melbourne	$ 680,000.00	31 Jul 2019
3 804/108 Flinders Street, Melbourne	$ 675,000.00	29 Jun 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