

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for Sale

Address Including suburb and postcode

513/108 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

\$970,000

&

\$1,050,000

Median sale price

Median price

\$760,000

*House

*unit

x

Suburb
or locality

Melbourne

Period - From

2018 Q2

to

2019 Q1

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/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
1. 48/398 La Trobe Street	\$1,000,000	18 Apr 2019
2. 3905/27 Therry Street	\$945,000	15 Feb 2019
3. 2705/265 Exhibition Street	\$1,380,000	12 OCT 2018

OR

B* **Either** 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*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.