

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

111/108 Flinders Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$350,000 & \$380,000

Median sale price

Median price \$547,400 Property Type Unit Suburb Melbourne

Period - From 06/06/2023 to 05/06/2024 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	207/108 Flinders St MELBOURNE 3000	\$385,000	20/12/2023
2	408/155 Bourke St MELBOURNE 3000	\$365,000	18/05/2024
3	36/187 Collins St MELBOURNE 3000	\$352,000	18/01/2024

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:

06/06/2024 12:42



1 bed 1 bathroom 1 car

Property Type: Apartment
Agent Comments

Indicative Selling Price

\$350,000 - \$380,000

Median Unit Price

06/06/2023 - 05/06/2024: \$547,400

Comparable Properties



207/108 Flinders St MELBOURNE 3000 (VG)

Agent Comments

1 bed 1 bathroom 1 car

Price: \$385,000

Method: Sale

Date: 20/12/2023

Property Type: Flat/Unit/Apartment (Res)



408/155 Bourke St MELBOURNE 3000 (REI)

Agent Comments

1 bed 1 bathroom 1 car

Price: \$365,000

Method: Private Sale

Date: 18/05/2024

Property Type: Apartment



36/187 Collins St MELBOURNE 3000 (REI/VG)

Agent Comments

1 bed 1 bathroom 1 car

Price: \$352,000

Method: Private Sale

Date: 18/01/2024

Property Type: Apartment

Account - VICPROP