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

1737/474 Flinders Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$360,000		&		\$395,000				
Median sale p	rice								
Median price	\$526,000	Pro	operty Type	Unit			Suburb	Melbourne	
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	1740/474 Flinders St MELBOURNE 3000	\$410,000	14/02/2024
2	113/108 Flinders St MELBOURNE 3000	\$395,000	17/11/2023
3	207/108 Flinders St MELBOURNE 3000	\$385,000	20/12/2023

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:

29/02/2024 14:20





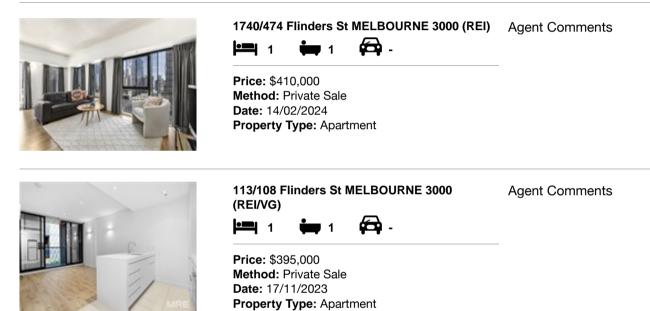
Adriano Persichetti 03 9633 7111 0402 055 437 adriano@myagentre.com.au



Property Type: Apartment/Strata Agent Comments

Indicative Selling Price \$360,000 - \$395,000 Median Unit Price December quarter 2023: \$526,000

Comparable Properties





207/108 Flinders St MELBOURNE 3000 (VG)



Price: \$385,000

Method: Sale Date: 20/12/2023 Property Type: Flat/Unit/Apartment (Res)

Account - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067



property data

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Agent Comments