

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 405/166 Flinders Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$575,000 & \$625,000

Median sale price

Median price \$465,500 Property Type Unit Suburb Melbourne

Period - From 01/10/2022 to 30/09/2023 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	313/399 Bourke St MELBOURNE 3000	\$575,000	13/09/2023
2			
3			

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: 20/11/2023 12:14



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$575,000 - \$625,000

Median Unit Price

Year ending September 2023: \$465,500

Comparable Properties



313/399 Bourke St MELBOURNE 3000 (REI/VG) Agent Comments



Price: \$575,000

Method: Private Sale

Date: 13/09/2023

Property Type: Apartment

Land Size: 73 sqm approx

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.

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