



Rooms: Property Type: Apartment Agent Comments

**Indicative Selling Price** \$330,000 - \$340,000 **Median Unit Price** March guarter 2017: \$532,500

## **Comparable Properties**



1609/565 Flinders St MELBOURNE 3000 (REI) Agent Comments



Price: \$330.000 Method: Private Sale Date: 05/04/2017 Rooms: 2 Property Type: Apartment



1021/555 Flinders St MELBOURNE 3000 (VG)

Agent Comments



Price: \$326,000 Method: Sale Date: 27/03/2017 Rooms: -Property Type: Flat/Unit/Apartment (Res)



1411/565 Flinders St MELBOURNE 3000 (REI) Agent Comments



Price: \$325,000 Method: Private Sale Date: 10/05/2017 Rooms: 2 Property Type: Apartment

Account - Elite RE | P: 03 9663 9977 | F: (03)96638800

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### 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

1206/280 Spencer Street, Melbourne Vic 3000

#### Indicative selling price

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

Range betweer	n \$330,000			&	\$340,000				
Median sale price									
Median price	\$532,500		Unit	х	Subu	rb Melbourne			
Period - From	01/01/2017	to	31/03/2017		Source RI	IV			

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
1609/565 Flinders St MELBOURNE 3000	\$330,000	05/04/2017
1021/555 Flinders St MELBOURNE 3000	\$326,000	27/03/2017
1411/565 Flinders St MELBOURNE 3000	\$325,000	10/05/2017

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