

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

94/546-548 Flinders Street Melbourne VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$160,000

&

\$175,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2019

to

30 Nov 2020

Source

Corelogic

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 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

3/117 Bouverie Street Carlton VIC 3053	\$174,600	05-Aug-20
501/127-133 Leicester Street Carlton VIC 3053	\$166,000	04-Sep-20

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 6 months.

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3/117 Bouverie Street Carlton VIC 3053

Sold Price

^{RS} **\$174,600** ^{UN}

Sold Date **05-Aug-20**

1 1 -

Distance **1.92km**



501/127-133 Leicester Street Carlton VIC 3053

Sold Price

\$166,000

Sold Date **04-Sep-20**

1 1 -

Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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