



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address (including Suburb and postcode)

104/166 Flinders Street, MELBOURNE, 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

or range between

\$540,000

&

\$560,000

### Median sale price

Median price

\$549,000

Property type

Unit

Suburb

MELBOURNE, 3000

Period from

31/01/2017

to

05/08/2017

Source

realestate.com.au

### Comparable property sale

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

Unit 604, 166 Flinders Street, MELBOURNE, 3000 Victoria

\$420,000

14/04/2017

Unit 201, 166 Flinders Street, MELBOURNE, 3000 Victoria

\$650,000

16/03/2017

Unit 504, 166 Flinders Street, MELBOURNE, 3000 Victoria

\$560,000

21/07/2016