

# 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 153 Wood Street, Flinders VIC 3929

### Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,950,000 Property type House Suburb Flinders VIC 3929

Period - From 01/12/2019 to 30/11/2020 Source CoreLogic

### Comparable property sales

Address of comparable property	Price	Date of sale
1 147 Wood Street, Flinders VIC 3929	\$1,140,000	24/11/2020
2 114 Wood Street, Flinders VIC 3929	\$1,060,000	19/11/2020
3	\$	

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: 31/03/2021