

# 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 606/108 Flinders Street, Melbourne, VIC 3000

### Indicative selling price

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

Price Range

\$460,888

&

\$50,888

### Median sale price

Median price

\$490,000

Property Type

House

Suburb

Melbourne (3000)

Period - From

08/02/2019

to

07/02/2020

Source

realestate.com.au

### Comparable property sales

**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
1404/225 ELIZABETH STREET, MELBOURNE VIC 3000	\$470,000	20/01/2020
205/108 FLINDERS STREET, MELBOURNE VIC 3000	\$460,000	17/12/2020
805/115 SWANSTON STREET, MELBOURNE VIC 3000	\$500,000	30/01/2020

This Statement of Information was prepared on: 07/02/2020