



**Rooms:**  
**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$370,000 - \$407,000  
**Median Unit Price**  
March quarter 2017: \$532,500

## Comparable Properties

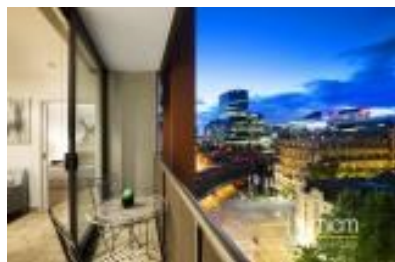


**1011/565 Flinders St MELBOURNE 3000 (REI/VG)**

Agent Comments



**Price:** \$390,000  
**Method:** Private Sale  
**Date:** 30/11/2016  
**Rooms:** 5  
**Property Type:** Apartment  
**Land Size:** 3609 sqm



**1010/565 Flinders St MELBOURNE 3000 (REI/VG)**

Agent Comments



**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 26/11/2016  
**Rooms:** 2  
**Property Type:** Apartment



**813/555 Flinders St MELBOURNE 3000 (REI)**

Agent Comments



**Price:** \$372,500  
**Method:** Private Sale  
**Date:** 03/02/2017  
**Rooms:** 2  
**Property Type:** Apartment

## 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: 2001/8 Downie 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)

Range between \$370,000 & \$407,000

#### Median sale price

Median price \$532,500 Unit X Suburb Melbourne

Period - From 01/01/2017 to 31/03/2017 Source REIV

#### 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
1011/565 Flinders St MELBOURNE 3000	\$390,000	30/11/2016
1010/565 Flinders St MELBOURNE 3000	\$380,000	26/11/2016
813/555 Flinders St MELBOURNE 3000	\$372,500	03/02/2017