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	7 BARKER STREET FLINDERS VIC 3929

Indicative selling price

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

Single Price	$2,200,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$2,865,000	Property type	House	Suburb	Flinders
Period-from	01 May 2024	to	30 Apr 2025	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
12 BLUFF AVENUE FLINDERS VIC 3929	-	04-Nov-04

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.

This Statement of Information was prepared on: 08 May 2025

Adrian Calcedo
M 0402703236
E adrian.calcedo@marshallwhite.com.au



12 BLUFF AVENUE FLINDERS VIC 3929

Sold Price - Sold Date **04-Nov-04**

- - -

Distance **0.9km**

RS = Recent sale **UN** = Undisclosed Sale

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