

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

105/268 Flinders Street Melbourne VIC 3000

Indicative selling price

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

Single Price

or range
between

\$230,000

&

\$250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2021

to

28 Feb 2022

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

1113/268 Flinders Street Melbourne VIC 3000	\$253,000	08-Nov-21
1313/268 Flinders Street Melbourne VIC 3000	\$271,000	13-Nov-20

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: 01 March 2022



**1113/268 Flinders Street Melbourne
VIC 3000**

Sold Price **\$253,000** Sold Date **08-Nov-21**

2 1 -

Distance -



**1313/268 Flinders Street Melbourne
VIC 3000**

Sold Price **\$271,000** Sold Date **13-Nov-20**

2 1 -

Distance -

RS = Recent sale UN = Undisclosed Sale

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