

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

1118/555 Flinders Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$298,000

Median sale price

Median price

\$515,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/04/2021

to

30/06/2021

Source

REIV

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 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
1	919/555 Flinders St MELBOURNE 3000	\$309,500	13/04/2021
2	702/565 Flinders St MELBOURNE 3000	\$300,000	03/05/2021
3	612/565 Flinders St MELBOURNE 3000	\$290,000	28/07/2021

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 six months.~~

This Statement of Information was prepared on:

31/08/2021 12:42



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$298,000

Median Unit Price
June quarter 2021: \$515,000

Comparable Properties



919/555 Flinders St MELBOURNE 3000 (VG)

Agent Comments



Price: \$309,500
Method: Sale
Date: 13/04/2021
Property Type: Flat/Unit/Apartment (Res)



702/565 Flinders St MELBOURNE 3000 (VG)

Agent Comments



Price: \$300,000
Method: Sale
Date: 03/05/2021
Property Type: Flat/Unit/Apartment (Res)



612/565 Flinders St MELBOURNE 3000 (REI)

Agent Comments



Price: \$290,000
Method: Auction Sale
Date: 28/07/2021
Property Type: Apartment

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