

## 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

53/140 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) (\*Delete single price or range as applicable)

Single Price

\$499,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2020

to

30 Apr 2021

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

2/1-9 Exhibition Street Melbourne VIC 3000	\$1,325,000	05-Nov-20
7/392 Russell Street Melbourne VIC 3000	\$505,000	20-Mar-21
532/67 Spencer Street Melbourne VIC 3000	\$510,000	26-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: 21 May 2021



**2/1-9 Exhibition Street Melbourne VIC 3000**

Sold Price

**\$1,325,000**

Sold Date **05-Nov-20**

 2  2  1

Distance **0.16km**



**7/392 Russell Street Melbourne VIC 3000**

Sold Price

<sup>RS</sup> **\$505,000**

Sold Date **20-Mar-21**

 1  1  1

Distance **1.08km**



**532/67 Spencer Street Melbourne VIC 3000**

Sold Price

<sup>RS</sup> **\$510,000**

Sold Date **26-Nov-20**

 1  1  1

Distance **1.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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