

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

1306/238-242 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

\$340,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 2024

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

| | | |
|---|-----------|-----------|
| 1205/238-242 FLINDERS STREET MELBOURNE VIC 3000 | \$340,000 | 06-Feb-24 |
| 102/557-561 LITTLE LONSDALE STREET MELBOURNE VIC 3000 | \$340,000 | 12-Jan-24 |
| 111/318-322 LITTLE BOURKE STREET MELBOURNE VIC 3000 | \$350,000 | 01-Mar-24 |

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.

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**1205/238-242 FLINDERS STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$340,000** Sold Date **06-Feb-24**

Distance **0.03km**

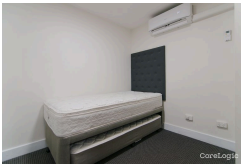


**102/557-561 LITTLE LONSDALE
STREET MELBOURNE VIC 3000**

2 1 -

Sold Price Sold Date **12-Jan-24**

Distance **1.08km**



**111/318-322 LITTLE BOURKE
STREET MELBOURNE VIC 3000**

2 1 -

Sold Price **\$350,000** Sold Date **01-Mar-24**

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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