

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

607/268 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

\$170,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2022

to

31 Mar 2023

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

1012/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$170,000	05-Jan-23
610/268 FLINDERS STREET MELBOURNE VIC 3000	\$160,000	04-Nov-22

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: 13 April 2023


**1012/238-242 FLINDERS STREET
MELBOURNE VIC 3000**
 1  1  -

Sold Price

\$170,000

Sold Date

05-Jan-23

Distance

0.07km

**610/268 FLINDERS STREET
MELBOURNE VIC 3000**
 1  1  -

Sold Price

\$160,000

Sold Date

04-Nov-22

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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