

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

303/258 Flinders Lane, Melbourne Vic 3000

Indicative selling price

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

Range between \$790,000 & \$820,000

Median sale price

Median price \$527,500 Property Type Unit Suburb Melbourne

Period - From 01/04/2020 to 31/03/2021 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	504/258 Flinders La MELBOURNE 3000	\$800,000	28/10/2020
2			
3			

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:

23/04/2021 15:47

303/258 Flinders Lane, Melbourne Vic 3000



 2  1 

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$790,000 - \$820,000

Median Unit Price

Year ending March 2021: \$527,500

Comparable Properties



**504/258 Flinders La MELBOURNE 3000
(REI/VG)**

Agent Comments

 2  1  -

Price: \$800,000

Method: Auction Sale

Date: 28/10/2020

Property Type: Apartment

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.

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161