

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

501/310 Flinders Lane, Melbourne Vic 3000

Indicative selling price

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

Range between

\$1,950,000

&

\$2,100,000

Median sale price

Median price

\$556,200

Property Type

Unit

Suburb

Melbourne

Period - From

02/11/2023

to

01/11/2024

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	202/8 Bligh PI MELBOURNE 3000	\$2,200,000	23/09/2024
2	3502/35-47 Spring St MELBOURNE 3000	\$2,049,000	07/08/2024
3	316/33 Spencer St MELBOURNE 3000	\$2,250,000	21/05/2024

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:

02/11/2024 13:57



2 3 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$1,950,000 - \$2,100,000

Median Unit Price

02/11/2023 - 01/11/2024: \$556,200

Comparable Properties



202/8 Bligh PI MELBOURNE 3000 (REI)

Agent Comments

2 2 1

Price: \$2,200,000

Method: Private Sale

Date: 23/09/2024

Property Type: Unit



3502/35-47 Spring St MELBOURNE 3000 (REI)

Agent Comments

2 2 1

Price: \$2,049,000

Method: Private Sale

Date: 07/08/2024

Property Type: Apartment



316/33 Spencer St MELBOURNE 3000 (REI)

Agent Comments

3 3 2

Price: \$2,250,000

Method: Private Sale

Date: 21/05/2024

Property Type: Apartment

Land Size: 280 sqm approx

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