

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

40/474 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

\$479,000

or range
between

&

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

1612/8 MARMION PLACE DOCKLANDS VIC 3008	\$515,000	02-Apr-24
1001/340 RUSSELL STREET MELBOURNE VIC 3000	\$545,000	26-Mar-24
76/88 KAVANAGH STREET SOUTHBANK VIC 3006	\$533,000	20-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.~~

This Statement of Information was prepared on: 12 April 2024



**1612/8 MARMION PLACE
 DOCKLANDS VIC 3008**

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Sold Price

^{RS} **\$515,000**

Sold Date **02-Apr-24**

Distance **1.55km**



**1001/340 RUSSELL STREET
 MELBOURNE VIC 3000**

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Sold Price

^{RS} **\$545,000**

Sold Date **26-Mar-24**

Distance **1.45km**



**76/88 KAVANAGH STREET
 SOUTHBANK VIC 3006**

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Sold Price

^{RS} **\$533,000**

Sold Date **20-Mar-24**

Distance **0.69km**

RS = Recent sale **UN** = Undisclosed Sale

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