

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

312/267-275 FLINDERS LANE 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

\$240,000

&

\$260,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2023

to

31 Jan 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

1/137 SWANSTON STREET MELBOURNE VIC 3000	\$270,800	19-Aug-23
72/131-137 LONSDALE STREET MELBOURNE VIC 3000	\$280,000	09-Aug-23
1401/339 SWANSTON STREET MELBOURNE VIC 3000	\$235,000	09-Aug-23

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: 02 February 2024



**1/137 SWANSTON STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$270,800** Sold Date **19-Aug-23**

Distance **0.29km**

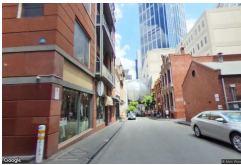


**72/131-137 LONSDALE STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$280,000** Sold Date **09-Aug-23**

Distance **0.72km**



**1401/339 SWANSTON STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$235,000** Sold Date **09-Aug-23**

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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