

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

702/555 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

or range
between

\$285,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2021

to

31 Aug 2022

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

1410/8 DOWNIE STREET MELBOURNE VIC 3000	\$350,000	16-Apr-22
407/501-503 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$363,000	01-Apr-22
1306/1-13 WILLIAM STREET MELBOURNE VIC 3000	\$390,499	08-Jul-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.~~

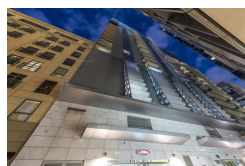
This Statement of Information was prepared on: 01 September 2022



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**1410/8 DOWNIE STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price ^{RS} **\$350,000** Sold Date **16-Apr-22**

Distance **0.08km**

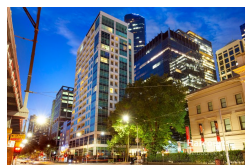


**407/501-503 LITTLE COLLINS
STREET MELBOURNE VIC 3000**

1 1 1

Sold Price **\$363,000** Sold Date **01-Apr-22**

Distance **0.47km**



**1306/1-13 WILLIAM STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$390,499** Sold Date **08-Jul-22**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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