

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

303/565 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2020

to

30 Jun 2021

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

1213/180 City Road Southbank VIC 3006	\$468,000	07-Jan-21
114/172 William Street Melbourne VIC 3000	\$450,000	12-Jan-21
401/144-150 Clarendon Street Southbank VIC 3006	\$460,000	18-Feb-21

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 July 2021



1213/180 City Road Southbank VIC 3006

Sold Price

\$468,000

Sold Date

07-Jan-21

 2

 1

 1

Distance

0.62km



114/172 William Street Melbourne VIC 3000

Sold Price

\$450,000

Sold Date

12-Jan-21

 2

 1

 1

Distance

0.73km



401/144-150 Clarendon Street Southbank VIC 3006

Sold Price

\$460,000

Sold Date

18-Feb-21

 2

 1

 1

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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