

## 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

104/500 FLINDERS STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$180,000

&

\$198,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 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

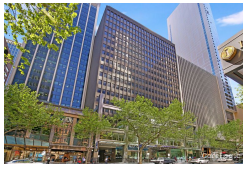
Date of sale

|   |           |           |
|---|-----------|-----------|
| 1101/480-490 COLLINS STREET MELBOURNE VIC 3000  | \$198,000 | 26-Nov-23 |
| 814/408 LONSDALE STREET MELBOURNE VIC 3000      | \$190,000 | 22-Aug-23 |
| 1308/243-263 FRANKLIN STREET MELBOURNE VIC 3000 | \$198,000 | 07-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: 14 March 2024



**1101/480-490 COLLINS STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price

**\$198,000**

Sold Date **26-Nov-23**

Distance **0.25km**



**814/408 LONSDALE STREET  
MELBOURNE VIC 3000**

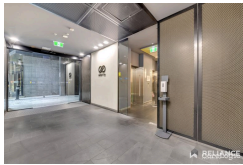
1 1 -

Sold Price

**\$190,000**

Sold Date **22-Aug-23**

Distance **0.87km**



**1308/243-263 FRANKLIN STREET  
MELBOURNE VIC 3000**

1 1 -

Sold Price

**\$198,000**

Sold Date **07-Aug-23**

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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