

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

503/296 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

\$350,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2020

to

30 Sep 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

547-555 Flinders Lane Melbourne VIC 3000	\$373,000	12-Jul-21
603/9 Bligh Place Melbourne VIC 3000	\$363,500	20-May-21
612/108 Flinders Street Melbourne VIC 3000	\$400,000	28-Jun-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: 13 October 2021



547-555 Flinders Lane Melbourne VIC 3000

Sold Price

RS

\$373,000

Sold Date

12-Jul-21

1

1

-

Distance

0.78km



603/9 Bligh Place Melbourne VIC 3000

Sold Price

\$363,500

Sold Date

20-May-21

1

1

-

Distance

0.11km



612/108 Flinders Street Melbourne VIC 3000

Sold Price

\$400,000

Sold Date

28-Jun-21

1

1

-

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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