

## 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

616/268 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

\$200,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$448,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2019

to

31 Mar 2020

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

1015/268 Flinders Street Melbourne VIC 3000	\$180,000	28-Jun-18
106/268 Flinders Street Melbourne VIC 3000	\$179,000	23-Sep-18
410/268 Flinders Street Melbourne VIC 3000	\$170,000	01-Jun-18

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: 09 April 2020



**1015/268 Flinders Street Melbourne VIC 3000** Sold Price **\$180,000** Sold Date **28-Jun-18**

 1  1  -

Distance **0.04km**



**106/268 Flinders Street Melbourne VIC 3000** Sold Price **\$179,000** Sold Date **23-Sep-18**

 1  1  -

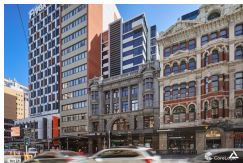
Distance **0.04km**



**410/268 Flinders Street Melbourne VIC 3000** Sold Price **\$170,000** Sold Date **01-Jun-18**

 1  1  -

Distance **0.04km**



**602/268 Flinders Street Melbourne VIC 3000** Sold Price **\$250,000** Sold Date **28-Oct-19**

 1  1  1

Distance **0.04km**

RS = Recent sale UN = Undisclosed Sale

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