

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

1310/565 Flinders Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$330,000 & \$340,000

Median sale price

Median price \$501,900 Property Type Unit Suburb Melbourne

Period - From 01/01/2021 to 31/12/2021 Source REIV

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 six 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
1	53/57 Flinders La MELBOURNE 3000	\$348,000	08/10/2021
2	1405/565 Flinders St MELBOURNE 3000	\$340,000	25/10/2021
3	503/296 Flinders St MELBOURNE 3000	\$330,000	09/11/2021

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 six months.~~

This Statement of Information was prepared on:

23/03/2022 14:13



Rooms: 3
Property Type: Unit
Land Size: 54 sqm approx
Agent Comments

Indicative Selling Price
\$330,000 - \$340,000
Median Unit Price
Year ending December 2021: \$501,900

Comparable Properties

53/57 Flinders La MELBOURNE 3000 (VG)

Agent Comments



Price: \$348,000
Method: Sale
Date: 08/10/2021
Property Type: Serviced Apartments/Holiday Units (Res)
Land Size: 529 sqm approx



1405/565 Flinders St MELBOURNE 3000 (VG)

Agent Comments



Price: \$340,000
Method: Sale
Date: 25/10/2021
Property Type: Flat/Unit/Apartment (Res)



503/296 Flinders St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$330,000
Method: Private Sale
Date: 09/11/2021
Rooms: 2
Property Type: Apartment