

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

521/268 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

\$179,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2022

to

30 Jun 2023

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

607/268 FLINDERS STREET MELBOURNE VIC 3000	\$170,000	18-Apr-23
206/268 FLINDERS STREET MELBOURNE VIC 3000	\$175,000	28-Jun-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.

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**607/268 FLINDERS STREET
MELBOURNE VIC 3000**

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Sold Price **\$170,000** Sold Date **18-Apr-23**

Distance **0km**



**206/268 FLINDERS STREET
MELBOURNE VIC 3000**

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Sold Price ^{RS} **\$175,000** Sold Date **28-Jun-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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