

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

1512/565 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

\$300,000

&

\$315,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2021

to

28 Feb 2022

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

107/565 FLINDERS STREET MELBOURNE VIC 3000	\$325,000	11-Nov-20
411/565 FLINDERS STREET MELBOURNE VIC 3000	\$305,000	25-Oct-21
1406/565 FLINDERS STREET MELBOURNE VIC 3000	\$310,000	01-Oct-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: 25 March 2022



**107/565 FLINDERS STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$325,000** Sold Date **11-Nov-20**

Distance -

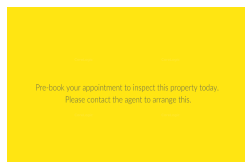


**411/565 FLINDERS STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$305,000** Sold Date **25-Oct-21**

Distance -



**1406/565 FLINDERS STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$310,000** Sold Date **01-Oct-21**

Distance -

RS = Recent sale UN = Undisclosed Sale

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