

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

1310/238-242 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

\$180,000

&

\$198,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2023

to

31 Jul 2024

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

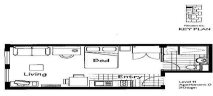
Date of sale

1115/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$172,500	02-Nov-23
1012/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$187,500	01-Nov-23
416/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$210,000	13-Mar-24

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: 22 August 2024



**1115/238-242 FLINDERS STREET
MELBOURNE VIC 3000**

1 1 4

Sold Price

\$172,500

Sold Date **02-Nov-23**

Distance

0km



**1012/238-242 FLINDERS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$187,500

Sold Date **01-Nov-23**

Distance

0.03km



**416/238-242 FLINDERS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$210,000

Sold Date **13-Mar-24**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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