

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

1002/560 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

\$395,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$429,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2021

to

30 Nov 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

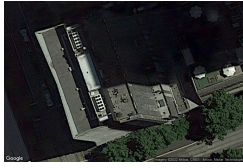
703/620 COLLINS STREET MELBOURNE VIC 3000	\$380,000	09-Sep-22
807/7 KATHERINE PLACE MELBOURNE VIC 3000	\$366,500	08-Jul-22
202/39 QUEEN STREET MELBOURNE VIC 3000	\$450,000	07-Jan-22

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: 13 December 2022

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**703/620 COLLINS STREET
MELBOURNE VIC 3000**

2 - 1

Sold Price **\$380,000** Sold Date **09-Sep-22**

Distance **0.25km**



**807/7 KATHERINE PLACE
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$366,500** Sold Date **08-Jul-22**

Distance **0.07km**



**202/39 QUEEN STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$450,000** Sold Date **07-Jan-22**

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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