

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

411/565 Flinders Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$310,000 & \$340,000

Median sale price

Median price \$515,000 Property Type Unit Suburb Melbourne

Period - From 01/04/2021 to 30/06/2021 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	712/8 McCrae St DOCKLANDS 3008	\$326,000	25/03/2021
2	3204/568 Collins St MELBOURNE 3000	\$321,500	13/07/2021
3	1212/7 Katherine PI MELBOURNE 3000	\$315,000	30/05/2021

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:

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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$310,000 - \$340,000
Median Unit Price
June quarter 2021: \$515,000

Comparable Properties



712/8 McCrae St DOCKLANDS 3008 (REI/VG)

Agent Comments



Price: \$326,000
Method: Private Sale
Date: 25/03/2021
Property Type: Apartment



3204/568 Collins St MELBOURNE 3000 (REI/VG)

Agent Comments



Price: \$321,500
Method: Private Sale
Date: 13/07/2021
Property Type: Apartment



1212/7 Katherine Pl MELBOURNE 3000 (REI)

Agent Comments



Price: \$315,000
Method: Private Sale
Date: 30/05/2021
Property Type: Apartment

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