

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

210/565 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

\$300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2022

to

31 Jan 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

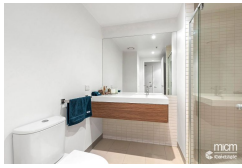
Date of sale

1301/555 FLINDERS STREET MELBOURNE VIC 3000	\$333,000	10-Jan-23
1315/33 MACKENZIE STREET MELBOURNE VIC 3000	\$312,500	05-Dec-22
1512/565 FLINDERS STREET MELBOURNE VIC 3000	\$292,500	30-Nov-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: 07 February 2023



**1301/555 FLINDERS STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price

^{RS}

\$333,000

Sold Date

10-Jan-23

Distance

0.08km



**1315/33 MACKENZIE STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

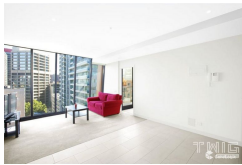
\$312,500

Sold Date

05-Dec-22

Distance

1.77km



**1512/565 FLINDERS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$292,500

Sold Date

30-Nov-22

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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