

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

1502/555 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

\$795,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$432,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2020

to

30 Sep 2021

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

4/106 Southbank Boulevard Southbank VIC 3006	\$805,000	22-Apr-21
18/66 Montague Street South Melbourne VIC 3205	\$820,000	24-Dec-20
329/105 Batman Street West Melbourne VIC 3003	\$832,200	12-May-20

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 October 2021



**4/106 Southbank Boulevard
Southbank VIC 3006**

2 1 1

Sold Price **\$805,000** Sold Date **22-Apr-21**

Distance **0.84km**



**18/66 Montague Street South
Melbourne VIC 3205**

2 1 1

Sold Price **\$820,000** Sold Date **24-Dec-20**

Distance **1.18km**



**329/105 Batman Street West
Melbourne VIC 3003**

2 1 1

Sold Price **\$832,200** Sold Date **12-May-20**

Distance **1.2km**

RS = Recent sale UN = Undisclosed Sale

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