

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/487-497 Flinders Lane 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

\$265,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

*House

*Unit

X

Suburb

Melbourne

Period-from

01 Jun 2018

to

31 May 2019

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

507/17 Singers Lane Melbourne VIC 3000	\$250,000	05-Mar-19
1004/480-490 Collins Street Melbourne VIC 3000	\$255,000	16-Apr-19
1116/480-490 Collins Street Melbourne VIC 3000	\$260,000	18-Apr-19

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.~~

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507/17 Singers Lane Melbourne VIC 3000 Sold Price **\$250,000** Sold Date **05-Mar-19**

1 1 -

Distance **0.9km**



1004/480-490 Collins Street Melbourne VIC 3000 Sold Price **\$255,000** Sold Date **16-Apr-19**

1 1 -

Distance **0.19km**



1116/480-490 Collins Street Melbourne VIC 3000 Sold Price **\$260,000** Sold Date **18-Apr-19**

1 1 -

Distance **0.19km**



413/268 Flinders Street Melbourne VIC 3000 Sold Price **\$263,000** Sold Date **15-Apr-19**

2 1 -

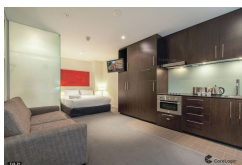
Distance **0.72km**



808/60 Market Street Melbourne VIC 3000 Sold Price **\$264,000** Sold Date **03-Apr-19**

1 1 -

Distance **0.33km**



1012/480-490 Collins Street Melbourne VIC 3000 Sold Price **\$265,000** Sold Date **06-Feb-19**

1 1 -

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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