

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

810/238-242 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

\$180,000

&

\$198,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jul 2023

to

30 Jun 2024

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

1012/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$187,500	01-Nov-23
1112/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$210,000	21-Jun-24
815/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$210,000	08-May-24

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: 04 July 2024



**1012/238-242 FLINDERS STREET
MELBOURNE VIC 3000**

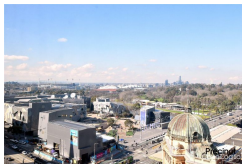
 1  1  -

Sold Price

\$187,500

Sold Date **01-Nov-23**

Distance **0.03km**



**1112/238-242 FLINDERS STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

^{RS} **\$210,000**

Sold Date **21-Jun-24**

Distance **0km**



**815/238-242 FLINDERS STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

\$210,000

Sold Date **08-May-24**

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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