

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

1221/268 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

\$155,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2024

to

31 Dec 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

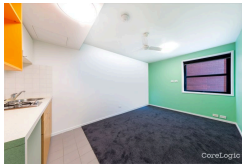
Date of sale

1121/268 FLINDERS STREET MELBOURNE VIC 3000	\$165,000	28-Aug-24
1309/268 FLINDERS STREET MELBOURNE VIC 3000	\$168,000	14-Aug-24
603/60 MARKET STREET MELBOURNE VIC 3000	\$165,000	08-Nov-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: 28 January 2025



**1121/268 FLINDERS STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

\$165,000

Sold Date **28-Aug-24**

Distance

0km



**1309/268 FLINDERS STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price

\$168,000

Sold Date **14-Aug-24**

Distance

0km



**603/60 MARKET STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

\$165,000

Sold Date **08-Nov-24**

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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