

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

1206/565 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

or range
between

\$350,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2018

to

30 Nov 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

1218/555 Flinders Street Melbourne VIC 3000	\$355,000	18-Apr-19
814/555 Flinders Street Melbourne VIC 3000	\$392,000	30-Aug-18
818/555 Flinders Street Melbourne VIC 3000	\$363,000	01-Mar-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.~~

This Statement of Information was prepared on: 27 December 2019



1218/555 Flinders Street Melbourne Sold Price **\$355,000** Sold Date **18-Apr-19**
VIC 3000
 1 1 1 Distance **0.08km**



814/555 Flinders Street Melbourne Sold Price **\$392,000** Sold Date **30-Aug-18**
VIC 3000
 1 1 1 Distance **0.08km**



818/555 Flinders Street Melbourne Sold Price **\$363,000** Sold Date **01-Mar-19**
VIC 3000
 1 1 1 Distance **0.08km**

RS = Recent sale **UN** = Undisclosed Sale

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