

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

1012/238-242 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

\$198,000

&

\$217,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2022

to

30 Sep 2023

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

BASEMENT 1-13/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$220,000	03-Sep-23
320/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$220,000	03-Sep-23
1212/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$179,000	08-Nov-22

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: 11 October 2023


BASEMENT 1-13/238-242 FLINDERS STREET MELBOURNE VIC 3000

Sold Price

\$220,000

Sold Date

03-Sep-23
 1

 1

 -

Distance

0km

320/238-242 FLINDERS STREET MELBOURNE VIC 3000

Sold Price

Sold Date

03-Sep-23
 1

 1

 1

Distance

0km

1212/238-242 FLINDERS STREET MELBOURNE VIC 3000

Sold Price

\$179,000

Sold Date

08-Nov-22
 1

 1

 1

Distance

0km
RS = Recent sale

UN = Undisclosed Sale

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