

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

416/238-242 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

&

\$195,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$409,999

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2022

to

30 Nov 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

502/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$220,000	25-Jul-22
1012/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$187,500	01-Nov-23
914/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$175,000	05-Jan-23

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: 12 December 2023



**502/238-242 FLINDERS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$220,000** Sold Date **25-Jul-22**

Distance **0km**



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

1 1 -

Sold Price **\$187,500** Sold Date **01-Nov-23**

Distance **0.03km**



**914/238-242 FLINDERS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$175,000** Sold Date **05-Jan-23**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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