

## 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

1B/353-355 FLINDERS LANE MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$330,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 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

601/9 BLIGH PLACE MELBOURNE VIC 3000	\$452,601	15-Apr-23
1410/325 COLLINS STREET MELBOURNE VIC 3000	\$382,500	27-Sep-23
BASEMENT/296 FLINDERS STREET MELBOURNE VIC 3000	\$335,000	04-Mar-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: 24 September 2024



**601/9 BLIGH PLACE MELBOURNE VIC 3000**

1  
 1  
 -

Sold Price

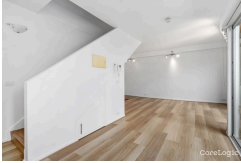
**\$452,601**

Sold Date

**15-Apr-23**

Distance

**0.1km**



**1410/325 COLLINS STREET MELBOURNE VIC 3000**

1  
 1  
 -

Sold Price

**\$382,500**

Sold Date

**27-Sep-23**

Distance

**0.13km**



**BASEMENT/296 FLINDERS STREET MELBOURNE VIC 3000**

1  
 -  
 -

Sold Price

**\$335,000**

Sold Date

**04-Mar-24**

Distance

**0.14km**

RS = Recent sale

UN = Undisclosed Sale

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