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

1322/555 Flinders Street, Melbourne Vic 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$290,000		&		\$315,000					
Median sale pi	rice									
Median price	\$436,800	Pro	operty Type	Unit			Suburb	Melbourne		
Period - From	01/01/2023	to	31/03/2023		So	urce	REIV			

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	501/551 Flinders La MELBOURNE 3000	\$310,000	24/05/2023
2	605/547 Flinders La MELBOURNE 3000	\$304,000	08/02/2023
3	210/565 Flinders St MELBOURNE 3000	\$292,000	11/03/2023

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 six months.

This Statement of Information was prepared on:

22/06/2023 18:08



1322/555 Flinders Street, Melbourne Vic 3000

Dingle Partners





Property Type: Office (Strata/Subdivided Office) Agent Comments Indicative Selling Price \$290,000 - \$315,000 Median Unit Price March quarter 2023: \$436,800

Comparable Properties



501/551 Flinders La MELBOURNE 3000 (REI) Agent Comments



Price: \$310,000 Method: Private Sale Date: 24/05/2023 Property Type: Apartment



605/547 Flinders La MELBOURNE 3000 (REI) Agent Comments



Price: \$304,000 Method: Private Sale Date: 08/02/2023 Property Type: Apartment



210/565 Flinders St MELBOURNE 3000 (REI/VG)

Agent Comments



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Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



property data

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