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

1016/555 Flinders Street, Melbourne Vic 3000

Indicative selling price

For the meaning	of this	price see	consumer.vic.ao	v.au/underquoting
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Single price \$535,000

Median sale price

Median price	\$550,000	Pro	perty Type Uni	t		Suburb	Melbourne
Period - From	01/10/2019	to	31/12/2019	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.

Add	dress of comparable property	Price	Date of sale
1	910/639 Lonsdale St MELBOURNE 3000	\$542,000	12/10/2019
2	402/8 Sutherland St MELBOURNE 3000	\$536,000	20/12/2019
3	707/380 Little Lonsdale St MELBOURNE 3000	\$530,000	08/11/2019

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:

17/03/2020 12:59



Dingle Partners





Property Type: Apartment Agent Comments Indicative Selling Price \$535,000 Median Unit Price December quarter 2019: \$550,000

Comparable Properties

910/639 Lonsdale St MELBOURNE 3000 (REI/VG) Agent Comments

Agent Comments





402/8 Sutherland St MELBOURNE 3000 (REI)

Price: \$536,000 Method: Private Sale Date: 20/12/2019 Rooms: 4 Property Type: Apartment

Property Type: Apartment

Price: \$542,000 **Method:** Auction Sale **Date:** 12/10/2019



707/380 Little Lonsdale St MELBOURNE 3000 Agent Comments (REI/VG)



Price: \$530,000 Method: Private Sale Date: 08/11/2019 Rooms: 4 Property Type: Apartment

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.