

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

614/238-242 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

\$165,000

&

\$181,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Dec 2023

to

30 Nov 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

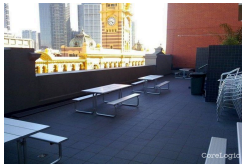
Date of sale

1109/268 FLINDERS STREET MELBOURNE VIC 3000	\$162,000	18-Jun-24
1121/268 FLINDERS STREET MELBOURNE VIC 3000	\$165,000	28-Aug-24
815/268 FLINDERS STREET MELBOURNE VIC 3000	\$177,000	15-Oct-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: 11 December 2024



**1109/268 FLINDERS STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price

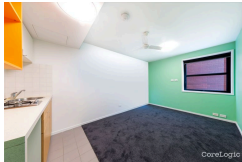
\$162,000

Sold Date

18-Jun-24

Distance

0.07km



**1121/268 FLINDERS STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

\$165,000

Sold Date

28-Aug-24

Distance

0.07km



**815/268 FLINDERS STREET
MELBOURNE VIC 3000**

 1  1  1

Sold Price

\$177,000

Sold Date

15-Oct-24

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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