

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

1608/565 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

\$299,000

&

\$325,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$372,500

Property type

House

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

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

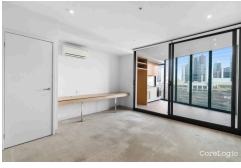
803/565 FLINDERS STREET MELBOURNE VIC 3000	\$290,000	14-Oct-24
108/565 FLINDERS STREET MELBOURNE VIC 3000	\$305,000	12-Apr-24

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: 03 February 2025

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**803/565 FLINDERS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$290,000** Sold Date **14-Oct-24**

Distance **0km**



**108/565 FLINDERS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$305,000** Sold Date **12-Apr-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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