

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

51/1 FLAGSTAFF LANE WEST MELBOURNE VIC 3003

Indicative selling price

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

Single Price

\$1,375,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

Unit

Suburb

West Melbourne

Period-from

01 Nov 2021

to

31 Oct 2022

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

3/5-7 COBDEN STREET NORTH MELBOURNE VIC 3051	\$1,350,000	24-Sep-22

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.

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James Flynn
P 03 9640 0888
M 0417 337 819
E james@mcre.com.au



**3/5-7 COBDEN STREET NORTH
MELBOURNE VIC 3051**

3 2 2

Sold Price ^{RS} **\$1,350,000** Sold Date **24-Sep-22**

Distance **0.65km**

RS = Recent sale **UN** = Undisclosed Sale

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