

## 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

401/268 FLINDERS STREET MELBOURNE VIC 3000

### Indicative selling price

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

Single Price

or range  
between

\$240,000

&

\$260,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 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

1205/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$340,000	06-Feb-24
1305/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$318,000	01-Dec-23
608/11-17 COHEN PLACE MELBOURNE VIC 3000	\$319,000	26-Mar-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: 24 June 2024



**1205/238-242 FLINDERS STREET  
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$340,000** Sold Date **06-Feb-24**

Distance **0.07km**



**1305/238-242 FLINDERS STREET  
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$318,000** Sold Date **01-Dec-23**

Distance **0.08km**



**608/11-17 COHEN PLACE  
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$319,000** Sold Date **26-Mar-24**

Distance **0.78km**

RS = Recent sale      UN = Undisclosed Sale

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