

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 12/474 Flinders Street, Melbourne, VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$490,000

&

\$535,000

Median sale price

Median price

\$434,000

Property Type

Unit

Suburb

Melbourne (3000)

Period - From

01/12/2021

to

30/11/2022

Source

Core Logic

Comparable property sales

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.

Address of comparable property	Price	Date of sale
3905/568-580 COLLINS STREET MELBOURNE VIC 3000	\$474,368	08/11/2022
2506/11 ROSE LANE MELBOURNE VIC 3000	\$466,000	14/09/2022
213/399 BOURKE STREET MELBOURNE VIC 3000	\$470,000	20/10/2022

This Statement of Information was prepared on: 02/03/2023