

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

1628/474 Flinders Street, Melbourne Vic 3000

Indicative selling price

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

Range between

\$480,000

&

\$520,000

Median sale price

Median price

\$470,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2018

to

30/06/2019

Source

REIV

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 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
1	2402/483 Swanston St MELBOURNE 3000	\$530,000	27/04/2019
2	803/620 Collins St MELBOURNE 3000	\$520,000	21/05/2019
3	908/565 Flinders St MELBOURNE 3000	\$495,000	29/05/2019

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 six months.~~

This Statement of Information was prepared on:

17/10/2019 11:04

1628/474 Flinders Street, Melbourne Vic 3000



2 2

Property Type:
Land Size: 80 sqm approx
Agent Comments

Indicative Selling Price
\$495,000 - \$544,000
Median Unit Price
Year ending June 2019: \$470,000

Comparable Properties



2402/483 Swanston St MELBOURNE 3000 (VG) **Agent Comments**

2 - -

Price: \$530,000
Method: Sale
Date: 27/04/2019
Property Type: Strata Unit/Flat



803/620 Collins St MELBOURNE 3000 (VG) **Agent Comments**

2 - -

Price: \$520,000
Method: Sale
Date: 21/05/2019
Property Type: Retail - Mixed Use (Office)



908/565 Flinders St MELBOURNE 3000 (REI) **Agent Comments**

2 2 1

Price: \$495,000
Method: Private Sale
Date: 29/05/2019
Property Type: Apartment

Account - hockingstuart | P: 03 9600 2192 | F: 03 9600 3962



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.