

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

704/551 FLINDERS LANE 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2023

to

31 Mar 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

1703/8 DOWNIE STREET MELBOURNE VIC 3000	\$350,000	09-Nov-23
1904/7 KATHERINE PLACE MELBOURNE VIC 3000	\$322,500	04-Apr-24
2208/8 DOWNIE STREET MELBOURNE VIC 3000	\$338,000	24-Oct-23

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: 17 April 2024



**1703/8 DOWNIE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$350,000** Sold Date **09-Nov-23**

Distance **0.05km**



**1904/7 KATHERINE PLACE
MELBOURNE VIC 3000**

 1  1  -

Sold Price ^{RS} **\$322,500** Sold Date **04-Apr-24**

Distance **0.08km**



**2208/8 DOWNIE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$338,000** Sold Date **24-Oct-23**

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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