

# 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

1610/565 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)

Single price

\$280,000

### Median sale price

Median price

\$490,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2022

to

30/09/2022

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.

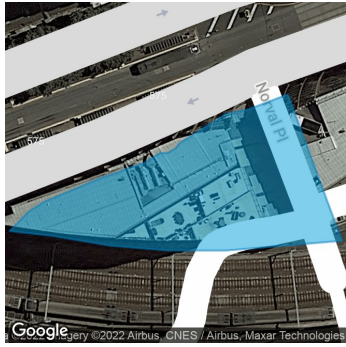
|   | Address of comparable property     | Price     | Date of sale |
|---|------------------------------------|-----------|--------------|
| 1 | 1004/180 City Rd SOUTHBANK 3006    | \$300,000 | 14/06/2022   |
| 2 | 404/250 City Rd SOUTHBANK 3006     | \$268,088 | 21/10/2022   |
| 3 | 810/555 Flinders St MELBOURNE 3000 | \$260,000 | 06/09/2022   |

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:

02/12/2022 15:56



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$280,000

**Median Unit Price**  
September quarter 2022: \$490,000

## Comparable Properties



**1004/180 City Rd SOUTHBANK 3006 (REI/VG)** **Agent Comments**



**Price:** \$300,000  
**Method:** Private Sale  
**Date:** 14/06/2022  
**Property Type:** Apartment



**404/250 City Rd SOUTHBANK 3006 (REI/VG)** **Agent Comments**



**Price:** \$268,088  
**Method:** Private Sale  
**Date:** 21/10/2022  
**Property Type:** Apartment



**810/555 Flinders St MELBOURNE 3000 (REI/VG)** **Agent Comments**



**Price:** \$260,000  
**Method:** Private Sale  
**Date:** 06/09/2022  
**Property Type:** Apartment