## 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

14/140 Flinders Street, Melbourne Vic 3000

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ting		
Range betweer	\$395,000		&		\$430,000			
Median sale pi	rice							
Median price	\$540,000	Pro	operty Type	Unit			Suburb	Melbourne
Period - From	20/03/2023	to	19/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	503/1 Manchester La MELBOURNE 3000	\$475,000	26/02/2024
2	429/57 Spencer St MELBOURNE 3000	\$445,000	16/01/2024
3	102/296 Flinders St MELBOURNE 3000	\$418,800	21/02/2024

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:

20/03/2024 17:25



### 14/140 Flinders Street, Melbourne Vic 3000

# **Dingle Partners**

Domenic Zanellini 0404878879 domenicz@dinglepartners.com.au





Property Type: Apartment Agent Comments Indicative Selling Price \$395,000 - \$430,000 Median Unit Price 20/03/2023 - 19/03/2024: \$540,000

## **Comparable Properties**



503/1 Manchester La MELBOURNE 3000 (REI) Agent Comments



Price: \$475,000 Method: Private Sale Date: 26/02/2024 Property Type: Apartment



429/57 Spencer St MELBOURNE 3000 (REI)



Price: \$445,000 Method: Private Sale Date: 16/01/2024 Property Type: Apartment

102/296 Flinders St MELBOURNE 3000 (REI)

Agent Comments

Agent Comments



Price: \$418,800 Method: Private Sale Date: 21/02/2024 Property Type: Apartment

**1** 

#### Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811





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