

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
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Indicative selling price

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

Range between

\$395,000

 &

\$430,000

Median sale price

Median price

\$540,000

 Property Type

Unit

 Suburb

Melbourne

Period - From

20/03/2023

 to

19/03/2024

 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	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



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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**

1 1 -

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



429/57 Spencer St MELBOURNE 3000 (REI) **Agent Comments**

1 1 -

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



102/296 Flinders St MELBOURNE 3000 (REI) **Agent Comments**

1 1 -

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