

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

906/238-242 Flinders Street 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

\$210,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2020

to

31 May 2021

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

514/238-242 Flinders Street Melbourne VIC 3000	\$200,000	04-May-21
604/238-242 Flinders Street Melbourne VIC 3000	\$220,000	21-Feb-20
704/238-242 Flinders Street Melbourne VIC 3000	\$220,000	21-Feb-20

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: 08 June 2021



**514/238-242 Flinders Street
Melbourne VIC 3000**

 1
  1
  1

Sold Price **\$200,000** Sold Date **04-May-21**

Distance -



**604/238-242 Flinders Street
Melbourne VIC 3000**

 1
  1
  1

Sold Price **\$220,000** Sold Date **21-Feb-20**

Distance -



**704/238-242 Flinders Street
Melbourne VIC 3000**

 1
  1
  1

Sold Price Sold Date **21-Feb-20**

Distance -

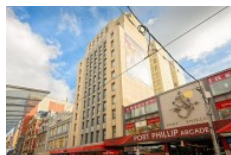


**708/238-242 Flinders Street
Melbourne VIC 3000**

 1
  1
  1

Sold Price **\$230,000** Sold Date **24-Apr-20**

Distance -



**715/238-242 Flinders Street
Melbourne VIC 3000**

 1
  1
  1

Sold Price **\$220,000** Sold Date **17-Sep-20**

Distance -

RS = Recent sale UN = Undisclosed Sale

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