

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

1402/565 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

or range
between

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2024

to

31 Dec 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

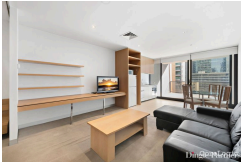
Date of sale

910/555 FLINDERS STREET MELBOURNE VIC 3000	\$310,000	12-Oct-24
302/551 FLINDERS LANE MELBOURNE VIC 3000	\$300,000	23-Dec-24
4810/568-580 COLLINS STREET MELBOURNE VIC 3000	\$310,000	15-Nov-24

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: 09 January 2025



**910/555 FLINDERS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$310,000** Sold Date **12-Oct-24**

Distance **0.08km**



**302/551 FLINDERS LANE
MELBOURNE VIC 3000**

1 1 -

Sold Price ^{RS} **\$300,000** ^{UN} Sold Date **23-Dec-24**

Distance **0.13km**



**4810/568-580 COLLINS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$310,000** Sold Date **15-Nov-24**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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