

# 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

807/500 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 \$155,000

### Median sale price

Median price \$450,000

Property Type Unit

Suburb Melbourne

Period - From 01/07/2023

to 30/09/2023

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	504/127 Leicester St CARLTON 3053	\$155,000	07/07/2023
2	114/131 Pelham St CARLTON 3053	\$150,000	25/07/2023
3			

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:

25/10/2023 10:26



1 1 0

**Property Type:** Apartment

**Agent Comments**

**Indicative Selling Price**

\$155,000

**Median Unit Price**

September quarter 2023: \$450,000

## Comparable Properties



**504/127 Leicester St CARLTON 3053 (VG)**

**Agent Comments**

1 - -

**Price:** \$155,000

**Method:** Sale

**Date:** 07/07/2023

**Property Type:** Strata Unit/Flat

**114/131 Pelham St CARLTON 3053 (VG)**

**Agent Comments**

1 - -

**Price:** \$150,000

**Method:** Sale

**Date:** 25/07/2023

**Property Type:** Strata Unit/Flat

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.

**Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088**



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