

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

1105/238-242 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

\$168,880

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

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

| | | |
|--|-----------|-----------|
| 614/238-242 FLINDERS STREET MELBOURNE VIC 3000 | \$175,000 | 14-Dec-24 |
| 810/238-242 FLINDERS STREET MELBOURNE VIC 3000 | \$167,500 | 13-Nov-24 |
| 1121/268 FLINDERS STREET MELBOURNE VIC 3000 | \$165,000 | 28-Aug-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: 07 February 2025



**614/238-242 FLINDERS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

^{RS}

\$175,000

Sold Date

14-Dec-24

Distance

0km



**810/238-242 FLINDERS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

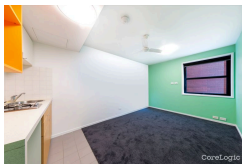
\$167,500

Sold Date

13-Nov-24

Distance

0km



**1121/268 FLINDERS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price

\$165,000

Sold Date

28-Aug-24

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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