

# 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 3/535 Flinders Lane, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,045,000

### Median sale price

Median price \$545,000 Property Type Unit Suburb Melbourne

Period - From 24/02/2024 to 23/02/2025 Source Property Data

### 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	2/313 Flinders La MELBOURNE 3000	\$1,075,000	21/01/2025
2			
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.

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2 2 2

Rooms: 3  
Property Type: Unit  
Agent Comments

**Indicative Selling Price**  
\$950,000 - \$1,045,000  
**Median Unit Price**  
24/02/2024 - 23/02/2025: \$545,000

## Comparable Properties



2/313 Flinders La MELBOURNE 3000 (REI)

Agent Comments

2 2 -

Price: \$1,075,000  
Method: Private Sale  
Date: 21/01/2025  
Property Type: Apartment

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 - Whitefox Real Estate | P: 96459699



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