

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

612/551 FLINDERS LANE 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

\$310,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Oct 2023

to

30 Sep 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

412/551 FLINDERS LANE MELBOURNE VIC 3000	\$340,000	19-Jul-24
501/551 FLINDERS LANE MELBOURNE VIC 3000	\$310,000	11-May-23
1703/8 DOWNIE STREET MELBOURNE VIC 3000	\$350,000	09-Nov-23

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: 15 October 2024



**412/551 FLINDERS LANE
MELBOURNE VIC 3000**

1 1 -

Sold Price ^{RS} **\$340,000** Sold Date **19-Jul-24**

Distance **0km**



**501/551 FLINDERS LANE
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$310,000** Sold Date **11-May-23**

Distance **0km**



**1703/8 DOWNIE STREET
MELBOURNE VIC 3000**

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Sold Price **\$350,000** Sold Date **09-Nov-23**

Distance **0.04km**

RS = Recent sale UN = Undisclosed Sale

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