

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

503/565 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

\$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

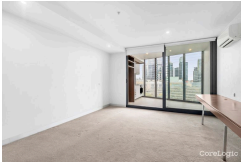
Date of sale

804/565 FLINDERS STREET MELBOURNE VIC 3000	\$298,000	16-Jul-23
108/565 FLINDERS STREET MELBOURNE VIC 3000	\$305,000	12-Apr-24
718/555 FLINDERS STREET MELBOURNE VIC 3000	\$327,000	03-Jan-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: 30 October 2024



**804/565 FLINDERS STREET
 MELBOURNE VIC 3000**

1 1 -

Sold Price **\$298,000** Sold Date **16-Jul-23**

Distance **0km**



**108/565 FLINDERS STREET
 MELBOURNE VIC 3000**

1 1 -

Sold Price **\$305,000** Sold Date **12-Apr-24**

Distance **0km**



**718/555 FLINDERS STREET
 MELBOURNE VIC 3000**

1 1 -

Sold Price **\$327,000** Sold Date **03-Jan-24**

Distance **0.07km**

RS = Recent sale UN = Undisclosed Sale

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