

# 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 808/565 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)

Range between \$480,000 & \$495,000

### Median sale price

Median price \$526,000 Property Type Unit Suburb Melbourne

Period - From 01/10/2023 to 31/12/2023 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 | 3408/568 Collins St MELBOURNE 3000 | \$550,000 | 24/10/2023   |
| 2 | 2702/200 Spencer St MELBOURNE 3000 | \$535,000 | 12/09/2023   |
| 3 | 3104/568 Collins St MELBOURNE 3000 | \$520,000 | 23/08/2023   |

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: 21/03/2024 17:51



 2
  2
  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$480,000 - \$495,000

Median Unit Price

December quarter 2023: \$526,000

## Comparable Properties



3408/568 Collins St MELBOURNE 3000  
(REI/VG)

Agent Comments

 2
  2
  1

Price: \$550,000

Method: Private Sale

Date: 24/10/2023

Property Type: Unit



3705/241 City Rd SOUTHBANK 3006 (REI)

Agent Comments

 2
  2
  1

Price: \$545,000

Method: Private Sale

Date: 12/03/2024

Property Type: Apartment



1602/61 City Rd SOUTHBANK 3006 (REI/VG)

Agent Comments

 2
  2
  1

Price: \$530,000

Method: Private Sale

Date: 04/01/2024

Property Type: Apartment

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