

## 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

504/296 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$355,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2023

to

31 Jan 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

|   |           |           |
|---|-----------|-----------|
| 610/220-226 COLLINS STREET MELBOURNE VIC 3000       | \$370,000 | 24-Aug-22 |
| 7A/392-396 LITTLE COLLINS STREET MELBOURNE VIC 3000 | \$362,500 | 02-Aug-23 |
| 1309/60 MARKET STREET MELBOURNE VIC 3000            | \$358,000 | 29-Nov-22 |

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: 12 February 2024



**610/220-226 COLLINS STREET  
MELBOURNE VIC 3000**

 2  -  1

Sold Price **\$370,000** Sold Date **24-Aug-22**

Distance **0.34km**

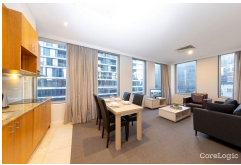


**7A/392-396 LITTLE COLLINS  
STREET MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$362,500** Sold Date **02-Aug-23**

Distance **0.37km**



**1309/60 MARKET STREET  
MELBOURNE VIC 3000**

 1  1  -

Sold Price **\$358,000** Sold Date **29-Nov-22**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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