

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

1208/555 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

\$319,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2019

to

31 Oct 2020

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

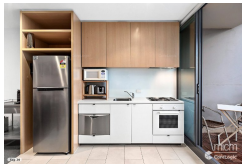
1021/555 Flinders Street Melbourne VIC 3000	\$305,000	21-Oct-20
1123/555 Flinders Street Melbourne VIC 3000	\$350,000	24-Jul-20
803/565 Flinders Street Melbourne VIC 3000	\$300,000	11-Jun-20

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 November 2020

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1021/555 Flinders Street Melbourne VIC 3000 Sold Price ^{RS} **\$305,000** ^{UN} Sold Date **21-Oct-20**

 1  1  - Distance -



1123/555 Flinders Street Melbourne VIC 3000 Sold Price **\$350,000** Sold Date **24-Jul-20**

 1  1  - Distance -



803/565 Flinders Street Melbourne VIC 3000 Sold Price **\$300,000** Sold Date **11-Jun-20**

 1  1  1 Distance **0.08km**

RS = Recent sale **UN** = Undisclosed Sale

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