

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

1B/353-355 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

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Sep 2023

to

31 Aug 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

601/9 BLIGH PLACE MELBOURNE VIC 3000	\$452,601	15-Apr-23
1410/325 COLLINS STREET MELBOURNE VIC 3000	\$382,500	27-Sep-23
BASEMENT/296 FLINDERS STREET MELBOURNE VIC 3000	\$335,000	04-Mar-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: 24 September 2024



**601/9 BLIGH PLACE MELBOURNE
VIC 3000**

 1  1  -

Sold Price

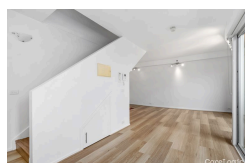
\$452,601

Sold Date

15-Apr-23

Distance

0.1km



**1410/325 COLLINS STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

\$382,500

Sold Date

27-Sep-23

Distance

0.13km



**BASEMENT/296 FLINDERS STREET
MELBOURNE VIC 3000**

 1  -  -

Sold Price

\$335,000

Sold Date

04-Mar-24

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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