

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

206/268 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

\$179,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$421,400

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2022

to

30 Apr 2023

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

607/268 FLINDERS STREET MELBOURNE VIC 3000	\$170,000	15-Apr-23
306/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$166,000	10-Mar-22
610/268 FLINDERS STREET MELBOURNE VIC 3000	\$160,000	04-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: 17 May 2023



**607/268 FLINDERS STREET
MELBOURNE VIC 3000**

 -  1  -

Sold Price

^{RS}

\$170,000

Sold Date

15-Apr-23

Distance

0km



**306/238-242 FLINDERS STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

\$166,000

Sold Date

10-Mar-22

Distance

0.07km



**610/268 FLINDERS STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

\$160,000

Sold Date

04-Nov-22

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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