

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

209/268 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

\$185,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2024

to

31 Dec 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

815/268 FLINDERS STREET MELBOURNE VIC 3000	\$177,000	15-Oct-24
1013/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$185,000	22-Aug-24
1309/268 FLINDERS STREET MELBOURNE VIC 3000	\$168,000	14-Aug-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: 31 January 2025

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**815/268 FLINDERS STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$177,000** Sold Date **15-Oct-24**

Distance **0km**



**1013/238-242 FLINDERS STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$185,000** Sold Date **22-Aug-24**

Distance **0.07km**



**1309/268 FLINDERS STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$168,000** Sold Date **14-Aug-24**

Distance **0km**

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

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