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	501/310 Flinders Lane, Melbourne Vic 3000
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,950,000	&	\$2,100,000
Range between	\$1,950,000	&	\$2,100,000

Median sale price

Median price	\$556,200	Pro	perty Type	Jnit		Suburb	Melbourne
Period - From	02/11/2023	to	01/11/2024		Source	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	202/8 Bligh PI MELBOURNE 3000	\$2,200,000	23/09/2024
2	3502/35-47 Spring St MELBOURNE 3000	\$2,049,000	07/08/2024
3	316/33 Spencer St MELBOURNE 3000	\$2,250,000	21/05/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/11/2024 13:57





Domenic Zanellini 0404878879 domenicz@dinglepartners.com.au

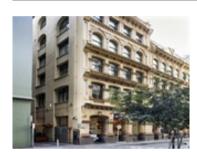




Property Type: Apartment **Agent Comments**

Indicative Selling Price \$1,950,000 - \$2,100,000 **Median Unit Price** 02/11/2023 - 01/11/2024: \$556,200

Comparable Properties



202/8 Bligh PI MELBOURNE 3000 (REI)

-- 2

- 2

Price: \$2,200,000 Method: Private Sale Date: 23/09/2024 Property Type: Unit

Agent Comments



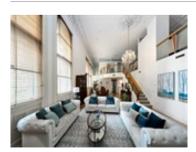
3502/35-47 Spring St MELBOURNE 3000 (REI) Agent Comments



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Price: \$2,049,000 Method: Private Sale Date: 07/08/2024

Property Type: Apartment



316/33 Spencer St MELBOURNE 3000 (REI)

Price: \$2,250,000 Method: Private Sale Date: 21/05/2024

Property Type: Apartment Land Size: 280 sqm approx **Agent Comments**

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811





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