

# 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

501/310 Flinders Lane, Melbourne Vic 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,950,000

&

\$2,100,000

### Median sale price

Median price \$556,200

Property Type Unit

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	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 comparable properties 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



2 3 1

**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)**

Agent Comments

2 2 1

**Price:** \$2,200,000

**Method:** Private Sale

**Date:** 23/09/2024

**Property Type:** Unit



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

Agent Comments

2 2 1

**Price:** \$2,049,000

**Method:** Private Sale

**Date:** 07/08/2024

**Property Type:** Apartment



**316/33 Spencer St MELBOURNE 3000 (REI)**

Agent Comments

3 3 2

**Price:** \$2,250,000

**Method:** Private Sale

**Date:** 21/05/2024

**Property Type:** Apartment

**Land Size:** 280 sqm approx

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