

## 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

1124/555 FLINDERS STREET MELBOURNE VIC 3000

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$300,000

&

\$310,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$432,750

Property type

Unit

Suburb

Melbourne

Period-from

01 Apr 2022

to

31 Mar 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

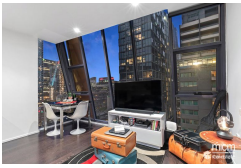
Date of sale

1301/555 FLINDERS STREET MELBOURNE VIC 3000	\$333,000	04-Jan-23
605/551 FLINDERS LANE MELBOURNE VIC 3000	\$304,000	08-Feb-23
1219/65 COVENTRY STREET SOUTHBANK VIC 3006	\$325,000	09-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: 13 April 2023



**1301/555 FLINDERS STREET  
MELBOURNE VIC 3000**

 1
  1
  1

Sold Price **\$333,000** Sold Date **04-Jan-23**

Distance **0km**



**605/551 FLINDERS LANE  
MELBOURNE VIC 3000**

 1
  1
  1

Sold Price **\$304,000** Sold Date **08-Feb-23**

Distance **0.14km**



**1219/65 COVENTRY STREET  
SOUTHBANK VIC 3006**

 1
  1
  1

Sold Price **\$325,000** Sold Date **09-Nov-22**

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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