

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

309/500 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

\$189,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$413,500

Property type

Unit

Suburb

Melbourne

Period-from

01 Aug 2022

to

31 Jul 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

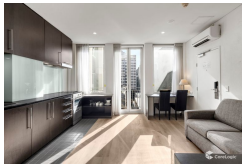
Date of sale

1817/480-490 COLLINS STREET MELBOURNE VIC 3000	\$211,000	11-Aug-23
617/408 LONSDALE STREET MELBOURNE VIC 3000	\$192,000	28-Feb-23
102/408 LONSDALE STREET MELBOURNE VIC 3000	\$200,000	30-Mar-23

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: 28 August 2023



**1817/480-490 COLLINS STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

^{RS}

\$211,000

Sold Date

11-Aug-23

Distance

0.25km



**617/408 LONSDALE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

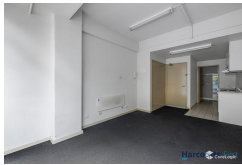
\$192,000

Sold Date

28-Feb-23

Distance

0.87km



**102/408 LONSDALE STREET
MELBOURNE VIC 3000**

 1  1  -

Sold Price

\$200,000

Sold Date

30-Mar-23

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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