

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

1412/565 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

or range
between

\$340,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,375

Property type

Unit

Suburb

Melbourne

Period-from

01 May 2023

to

30 Apr 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

924/199 WILLIAM STREET MELBOURNE VIC 3000	\$382,000	29-Feb-24
1718/199 WILLIAM STREET MELBOURNE VIC 3000	\$385,000	06-Mar-24
2903/200 SPENCER STREET MELBOURNE VIC 3000	\$390,000	06-Mar-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: 07 May 2024



**924/199 WILLIAM STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$382,000** Sold Date **29-Feb-24**

Distance **0.74km**



**1718/199 WILLIAM STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$385,000** Sold Date **06-Mar-24**

Distance **0.74km**



**2903/200 SPENCER STREET
MELBOURNE VIC 3000**

1 1 1

Sold Price **\$390,000** Sold Date **06-Mar-24**

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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