

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

78/546-548 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

\$179,990

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Feb 2024

to

31 Jan 2025

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

17/487-497 FLINDERS LANE MELBOURNE VIC 3000	\$200,000	25-Sep-24
503/480-490 COLLINS STREET MELBOURNE VIC 3000	\$179,990	21-Oct-24
1310/238-242 FLINDERS STREET MELBOURNE VIC 3000	\$207,000	10-Dec-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: 17 February 2025

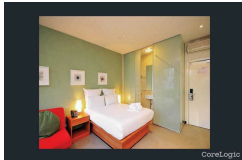


**17/487-497 FLINDERS LANE
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$200,000** Sold Date **25-Sep-24**

Distance **0.18km**

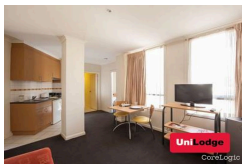


**503/480-490 COLLINS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price **\$195,000** Sold Date **21-Oct-24**

Distance **0.35km**



**1310/238-242 FLINDERS STREET
MELBOURNE VIC 3000**

1 1 -

Sold Price ^{RS} **\$207,000** Sold Date **10-Dec-24**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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