

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Address
Including suburb and
postcode

1009/268 Flinders Street, Melbourne, VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price range between	\$165,000	&	\$175,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$371,000	*House	<input type="checkbox"/>	*Unit	<input checked="" type="checkbox"/>	Suburb	Melbourne 3000
Period - From	01/02/2024	to	30/05/2024	Source	Realestate.com.au		

Comparable property sales

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. Also included is the most recent sale in the same building which was 2bed, 1bath, 1cp.

	Address of comparable property	Price	Date of sale
1	909/268 Flinders Street, Melbourne VIC 3000	\$170,000	04/06/2024
2	609/268 Flinders Street, Melbourne VIC 3000	\$162,000	31/03/2024
3	521/268 Flinders Street, Melbourne VIC 3000	\$167,500	03/10/2023