

# 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 1010/555 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)

Price Range

\$340,000

&

\$350,000

### Median sale price

Median price

NA

Property Type

Apartment

Suburb

Melbourne (3000)

Period - From

18/12/2022

to

18/12/2023

Source

[www.propertydata.com.au](http://www.propertydata.com.au)

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

### Comparable property sales

A These are two 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.

Address of comparable property	Price	Date of sale
1221/555 FLINDERS STREET, MELBOURNE VIC 3000	\$370,000	06/02/2021
1219/555 SWANSTON STREET, CARLTON VIC 3053	\$370,000	30/04/2021

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 six months.

This Statement of Information was prepared on: 18/12/2023