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

1106/555 Flinders Street, Melbourne Vic 3000

Indicative selling price

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

Single price | $299,000

Median sale price

| Median price | $436,800 | Property Type | Unit | Suburb | Melbourne |

| Period - From | 01/01/2023 | to | 31/03/2023 | Source | REIV |

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 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
1	605/547 Flinders La MELBOURNE 3000	$304,000	08/02/2023
2	1103/58 Clarke St SOUTHBANK 3006	$300,000	15/03/2023
3	210/565 Flinders St MELBOURNE 3000	$292,000	11/03/2023

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 six months.~~

This Statement of Information was prepared on: 25/05/2023 12:12

CONSUMER AFFAIRS VICTORIA

1106/555 Flinders Street, Melbourne Vic 3000

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$299,000
Median Unit Price
March quarter 2023: $436,800

Comparable Properties

605/547 Flinders La MELBOURNE 3000 (REI)

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Price: $304,000
Method: Private Sale
Date: 08/02/2023
Property Type: Apartment

Agent Comments

1103/58 Clarke St SOUTHBANK 3006 (REI/VG)

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Price: $300,000
Method: Private Sale
Date: 15/03/2023
Property Type: Apartment

Agent Comments

210/565 Flinders St MELBOURNE 3000 (REI/VG)

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Price: $292,000
Method: Private Sale
Date: 11/03/2023
Property Type: Apartment

Agent Comments

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811