

# 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

14/140 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)

Single price

\$535,000

### Median sale price

Median price

\$450,000

Property Type

Unit

Suburb

Melbourne

Period - From

01/07/2023

to

30/09/2023

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.

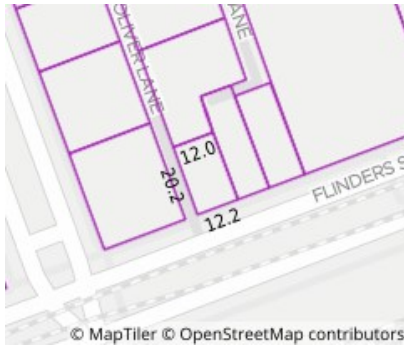
	Address of comparable property	Price	Date of sale
1	9/129 Grey St EAST MELBOURNE 3002	\$550,000	23/09/2023
2	501/77a Little Oxford St COLLINGWOOD 3066	\$545,000	15/08/2023
3	206/300 Swanston St MELBOURNE 3000	\$525,000	04/10/2023

**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:

21/12/2023 16:03



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$535,000

**Median Unit Price**  
September quarter 2023: \$450,000

## Comparable Properties



**9/129 Grey St EAST MELBOURNE 3002**  
(REI/VG)

Agent Comments



**Price:** \$550,000  
**Method:** Auction Sale  
**Date:** 23/09/2023  
**Property Type:** Apartment



**501/77a Little Oxford St COLLINGWOOD 3066**  
(REI)

Agent Comments



**Price:** \$545,000  
**Method:** Private Sale  
**Date:** 15/08/2023  
**Property Type:** Apartment



**206/300 Swanston St MELBOURNE 3000**  
(REI/VG)

Agent Comments



**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 04/10/2023  
**Property Type:** Apartment

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



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