

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

1402/555 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

or range
between

\$225,000

&

\$247,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Mar 2023

to

29 Feb 2024

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

1106/33 CLARKE STREET SOUTHBANK VIC 3006	\$255,000	12-Dec-23
1702/33 CLARKE STREET SOUTHBANK VIC 3006	\$270,000	30-Oct-23
312/267-275 FLINDERS LANE MELBOURNE VIC 3000	\$248,000	27-Feb-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: 25 March 2024

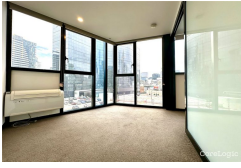


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**1106/33 CLARKE STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$255,000** Sold Date **12-Dec-23**

Distance **0.61km**



**1702/33 CLARKE STREET
SOUTHBANK VIC 3006**

1 1 -

Sold Price **\$270,000** Sold Date **30-Oct-23**

Distance **0.61km**



**312/267-275 FLINDERS LANE
MELBOURNE VIC 3000**

1 1 1

Sold Price ^{RS} **\$248,000** Sold Date **27-Feb-24**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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