

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

21/474 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

\$475,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jan 2023

to

31 Dec 2023

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

64P/8 DOWNIE STREET MELBOURNE VIC 3000	\$535,000	15-Sep-23
902/39 QUEEN STREET MELBOURNE VIC 3000	\$490,000	25-Sep-23
3808/628 FLINDERS STREET DOCKLANDS VIC 3008	\$505,000	15-Sep-23

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: 11 January 2024



**64P/8 DOWNIE STREET
MELBOURNE VIC 3000**

2 - -

Sold Price **\$535,000** Sold Date **15-Sep-23**

Distance **0.21km**



**902/39 QUEEN STREET
MELBOURNE VIC 3000**

2 1 -

Sold Price **\$490,000** Sold Date **25-Sep-23**

Distance **0.36km**



**3808/628 FLINDERS STREET
DOCKLANDS VIC 3008**

2 1 -

Sold Price **\$505,000** Sold Date **15-Sep-23**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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