

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

1702/560 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

\$390,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Melbourne

Period-from

01 Jun 2023

to

31 May 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

905/7 KATHERINE PLACE MELBOURNE VIC 3000	\$430,000	22-Apr-24
1116/628 FLINDERS STREET DOCKLANDS VIC 3008	\$400,000	03-May-24
1014/601-611 LITTLE COLLINS STREET MELBOURNE VIC 3000	\$430,000	16-Mar-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: 20 June 2024

CEDAR ELM

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**905/7 KATHERINE PLACE
MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$430,000** Sold Date **22-Apr-24**

Distance **0.07km**



**1116/628 FLINDERS STREET
DOCKLANDS VIC 3008**

 2  1  -

Sold Price **\$400,000** Sold Date **03-May-24**

Distance **0.22km**



**1014/601-611 LITTLE COLLINS
STREET MELBOURNE VIC 3000**

 2  1  -

Sold Price **\$430,000** Sold Date **16-Mar-24**

Distance **0.31km**

RS = Recent sale UN = Undisclosed Sale

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