

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 37/546 Flinders Street, Melbourne Vic 3000

Indicative selling price

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

Range between \$160,000 & \$175,000

Median sale price

Median price \$488,800 Property Type Unit Suburb Melbourne

Period - From 01/04/2023 to 31/03/2024 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 | 609/268 Flinders St MELBOURNE 3000 | \$162,000 | 31/03/2024 |
| 2 | 1209/268 Flinders St MELBOURNE 3000 | \$160,000 | 18/03/2024 |
| 3 | 506/500 Flinders St MELBOURNE 3000 | \$160,000 | 01/02/2024 |

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: 18/06/2024 13:31



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Rooms: 1
Property Type: Unit
Agent Comments

Indicative Selling Price
\$160,000 - \$175,000
Median Unit Price
Year ending March 2024: \$488,800

Comparable Properties



609/268 Flinders St MELBOURNE 3000 (VG) **Agent Comments**

1 - -

Price: \$162,000
Method: Sale
Date: 31/03/2024
Property Type: Flat/Unit/Apartment (Res)

1209/268 Flinders St MELBOURNE 3000 (VG) **Agent Comments**

1 - -

Price: \$160,000
Method: Sale
Date: 18/03/2024
Property Type: Flat/Unit/Apartment (Res)



506/500 Flinders St MELBOURNE 3000 (VG) **Agent Comments**

1 - -

Price: \$160,000
Method: Sale
Date: 01/02/2024
Property Type: Flat/Unit/Apartment (Res)

Account - Bow Residential | P: (03) 8672 2942