

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 404/258 Flinders Lane, Melbourne Vic 3000

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$510,000 Property Type Unit Suburb Melbourne

Period - From 30/09/2022 to 29/09/2023 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	1004/133 Russell St MELBOURNE 3000	\$995,000	24/07/2023
2	401/15 Collins St MELBOURNE 3000	\$960,000	19/05/2023
3			

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: 30/09/2023 13:59

404/258 Flinders Lane, Melbourne Vic 3000



 2  1  0

Property Type: Apartment
Land Size: 90 m2 approx sqm
approx
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median Unit Price
30/09/2022 - 29/09/2023: \$510,000

Comparable Properties

1004/133 Russell St MELBOURNE 3000 (REI) **Agent Comments**

 2  2  1

Price: \$995,000
Method:
Date: 24/07/2023
Property Type: House

401/15 Collins St MELBOURNE 3000 (REI) **Agent Comments**

 2  2  1

Price: \$960,000
Method:
Date: 19/05/2023
Property Type: House

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.

Account - Donazzan Boutique Property



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